

# BRUNTON

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## RESIDENTIAL

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## Gatekeeper Close

Great Park, NE13 9EH

FIVE BEDROOM - DETACHED - DOUBLE GARAGE

Brunton Residential is delighted to bring to market this outstanding Wentworth style property situated on Gatekeeper Close, this five-bedroom home is presented across three floors offering excellent space for living. Located in the popular area of Great Park next to local amenities and schools.

**Offers Over £475,000**

# 31 Gatekeeper Close

Great Park, NE13 9EH



Accommodation briefly comprises of: an entrance hallway including a WC and a staircase leading to the first floor. There is a fantastic sized lounge as you walk into this stunning home with windows to the front. A prestigious finish to the Kitchen provides an impressive and expansive space as an island has been fitted for additional storage and entertaining space. This area is also equipped with a range of wall and floor units, coordinated work surfaces, and some fitted appliances. The utility can be accessed via the kitchen which consists of matching worktops and cupboards, this also offers direct access to the rear gardens. Across from this is a dining room with French doors open to a large rear garden.

Moving to the first floor there is a landing area that leads to a large master suite with access to a fantastic full depth room with access to a large walk in wardrobe and a generously sized en suite. This area also has a separate access point to the top floor.

The second floor features a generously sized family bathroom and WC, tiled from floor to ceiling. This floor includes three spacious bedrooms, one of which offers an ensuite. Also on this floor is a fifth smaller bedroom and two storage cupboards.

Externally, the front offers a small lawned garden with pathway access leading to the property. To the rear of the property is a well kept garden offering lawned and paved areas, this space boasts an exceptionally large driveway with a double garage offering a second floor storage space.

## ON THE GROUND FLOOR

### Hallway

### Sitting Room

12'6" x 11'10" (3.80m x 3.60m)

### Kitchen

16'9" x 12'0" (5.10m x 3.66m)

### Utility Room

4'7" x 12'0" (1.39m x 3.66m)

### Dining Room

10'2" x 11'10" (3.09m x 3.60m)

### WC

### Landing

### Living Room

23'0" x 11'10" (7.01m x 3.60m)

### Bedroom

16'7" x 11'8" (5.06m x 3.56m)

### En-suite

6'11" x 7'10" (2.10m x 2.38m)

### WC

6'11" x 3'7" (2.10m x 1.08m)

### Bedroom

10'6" x 10'2" (3.21m x 3.11m)

### Bedroom

7'5" x 9'1" (2.25m x 2.77m)

### Bedroom

9'11" x 11'10" (3.01m x 3.60m)

## ON THE SECOND FLOOR

### Landing

### Bathroom

6'3" x 8'4" (1.90m x 2.55m)

### Bedroom

13'9" x 11'5" (4.18m x 3.47m)

### En-suite

### Disclaimer

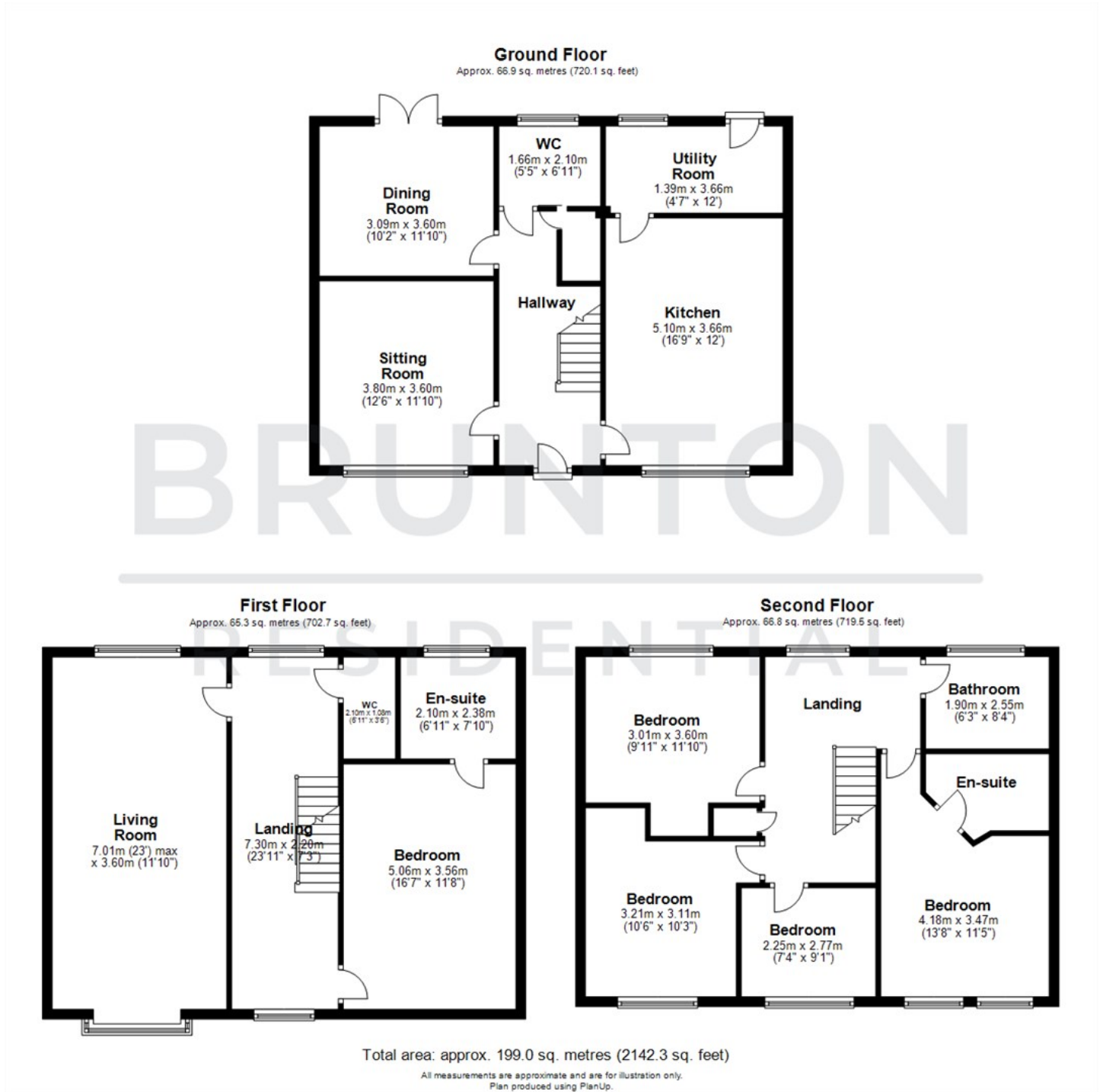
## ON THE FIRST FLOOR



- FIVE BEDROOM
- GATEKEEPER
- GREAT PARK
- DETACHED
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- 360 VIRTUAL TOUR



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		86	92	England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			