

# BRUNTON

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RESIDENTIAL



**GATEKEEPER CLOSE, GREAT PARK, NE13**

**Offers Over £450,000**



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**FIVE BEDROOM - DETACHED - DOUBLE GARAGE - CHAIN FREE**

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.

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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.



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TENURE : Freehold

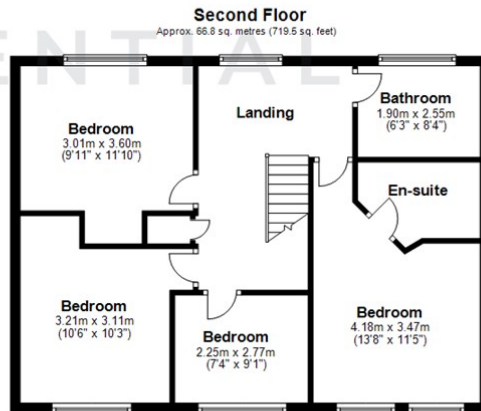
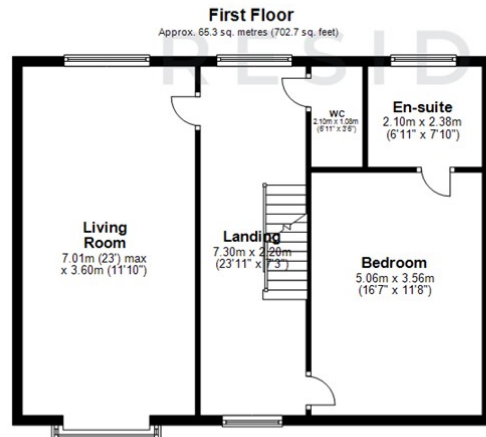
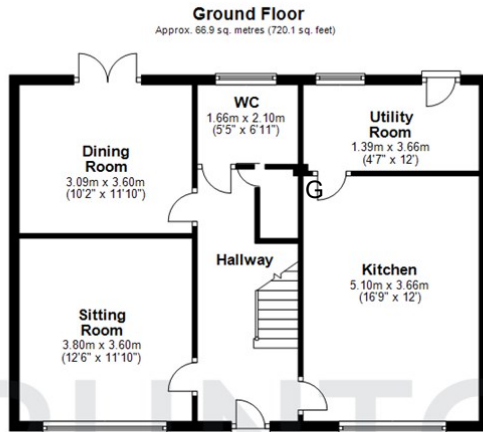
LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B

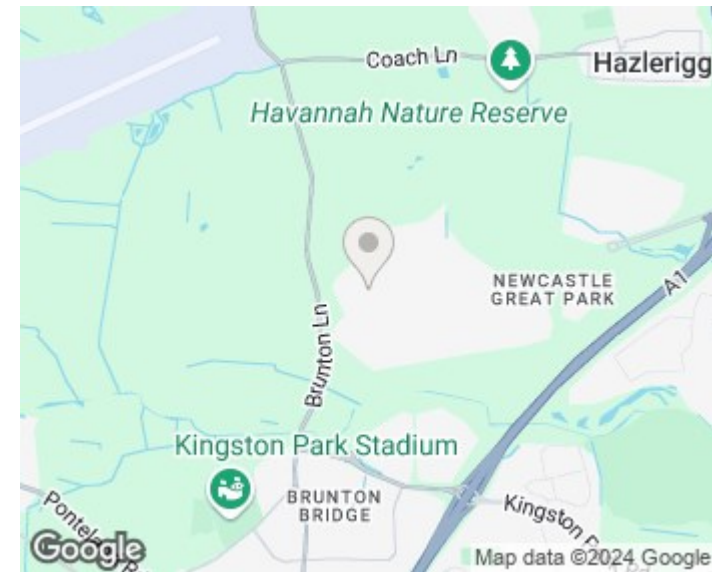
SERVICES :

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Total area: approx. 199.0 sq. metres (2142.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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