

BRUNTON

RESIDENTIAL

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13 9BJ



Elford Avenue

Great Park Newcastle Upon Tyne, NE13 9AP

DETACHED HOME - FIVE BEDROOMS - DOUBLE GARAGE & DRIVEWAY.

Brunton Residential are delighted to offer for sale this stylish five bedroom home located on the ever popular Greenside estate in Great Park. This 'Taylor Wimpey Hoylake' is positioned with an open aspect to the front and a large garden to the rear.

£499,950

32 Elford Avenue

Great Park Newcastle Upon Tyne, NE13 9AP



Accommodation briefly comprises of; entrance hallway with storage cupboards, a full depth family kitchen which has a range of wall and floor units with granite work surfaces and integrated appliances along with a fantastic center island and finally double doors to the rear gardens, there is also a spacious utility room and a WC. The first floor has a large living room running the full depth of the property, a separate snug and an office which could be used as a fifth bedroom. The top floor comprises of a master bedroom with windows to two sides and an ensuite shower room, bedrooms two, three and four and finally a family bathroom WC. Externally there is a small town garden to the front with private gardens to the side and rear. A driveway provides parking for two vehicles along with access to the double garage.

A great feature to this property has to be the aspect, the property overlooks a children's play park with the closest property to the front of the home on the other side of this central area, this offers a real feeling of space without being overlooked. To the rear is a large garden space with extra entertaining area to the side. A double garage provides off street parking and has a converted office space above. For more info and to book your viewing, please call our Great Park sales team on 0191 2368347.

ON THE GROUND FLOOR

Hallway

Utility

6'7" x 12'2" (2.00m x 3.70m)

WC

Kitchen

16'5" x 14'1" (5.00m x 4.30m)

Double Garage

19'11" x 18'9" (6.08 x 5.74)

ON THE FIRST FLOOR

Landing

Dining Room

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

Lounge

28'7" x 14'2" (8.70m x 4.33m)

Bedroom 5

11'10" x 12'0" (3.60m x 3.67m)

Office

6'11" x 9'9" (2.10m x 2.97m)

Garage Loft Conversion

ON THE SECOND FLOOR

Landing

Master Bedroom

10'3" x 14'5" (3.13m x 4.40m)

En-suite

Bedroom

14'11" x 9'7" (4.54m x 2.91m)

Bedroom

11'9" x 7'8" (3.59m x 2.33m)

Bedroom

10'3" x 9'6" (3.13m x 2.90m)

Bathroom

11'9" x 6'5" (3.59m x 1.96m)

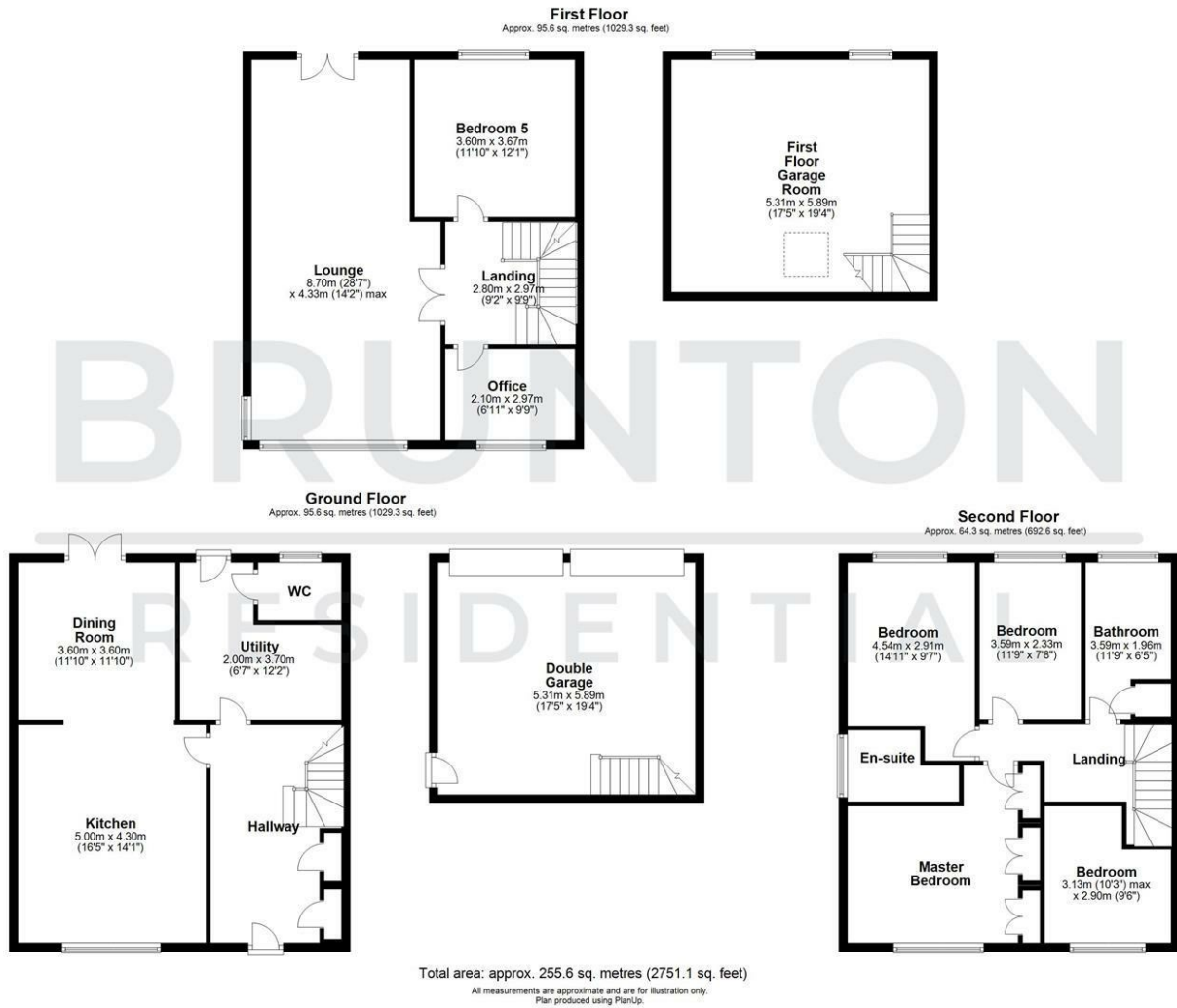
Disclaimer



- DETACHED HOME
- FIVE BEDROOMS
- FRONT & REAR GARDENS
- DOUBLE GARAGE WITH CONVERTED LOFT
- FANTASTIC CONDITION
- PERFECT FAMILY HOME



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC