

# BRUNTON

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RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£245,000**

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### DETACHED HOME - THREE BEDROOMS - GREAT LOCATION

Brunton Residential are delighted to offer for sale this 'Persimmon Rufford' style home located on Osprey Walk within Great Park. This three bedroom detached property is perfect for first time buyers, it offers excellent value for money and has some great external space.

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Accommodation briefly comprises; entrance hall with access to lounge, an internal hallway offers staircase to the first floor, a ground floor WC and door to a full width dining kitchen. The kitchen has a range of fitted wall and floor units with coordinated work surfaces & fitted appliances, French doors provide access to the rear gardens. The first floor consists of a stylish master bedroom with fitted sliding door wardrobes, an ensuite shower room and double door access to a balcony, bedroom two also has fitted wardrobes while the third bedroom is still easily large enough for a double bed with furniture. A stylish grey tiled family bathroom concludes the internal accommodation. Externally there is a small town garden to the front with driveway leading to garage and pathway access to the property while to the rear is a lawned garden with a paved area and fenced boundaries. The property sits on the edge of the Great Park estate, it offers open views over the wildlife corridors to the side of the estate with the City of Newcastle in the distance.

For more info and to book your viewing please call our Great Park sales team on 01912368347

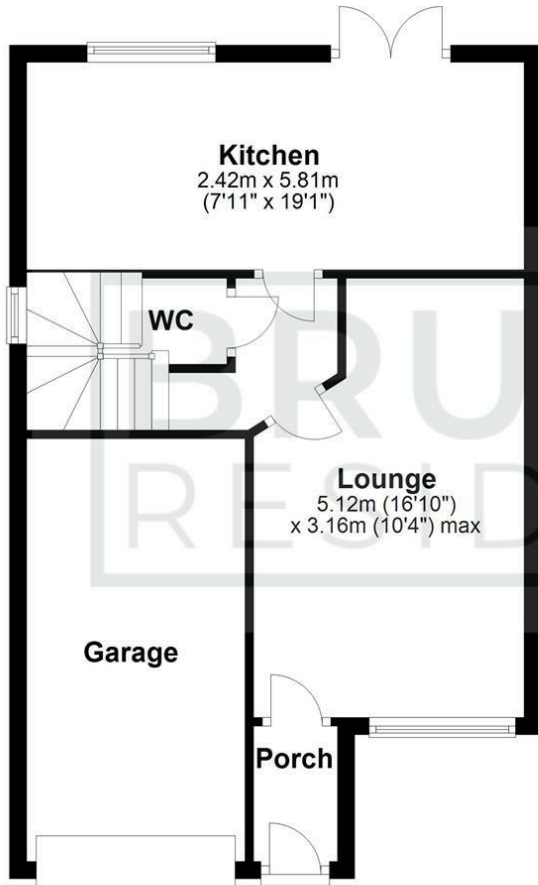


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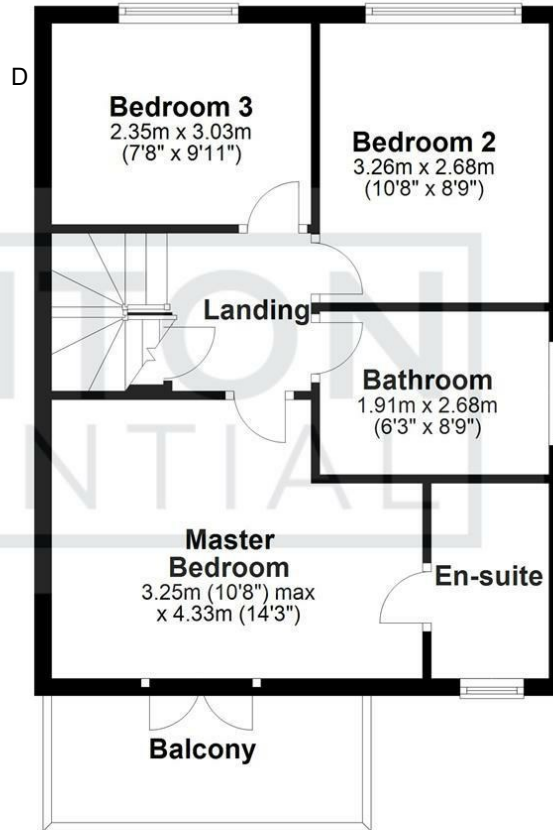
### Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



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

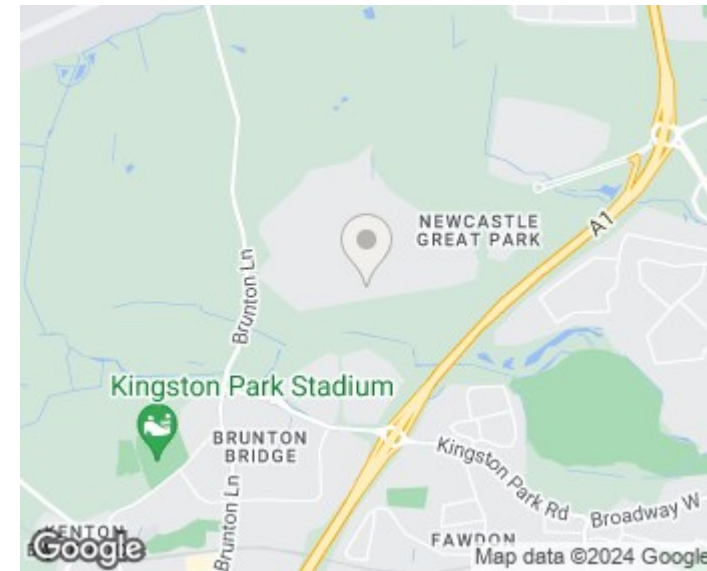
TENURE : Freehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	