

**BRUNTON**  
RESIDENTIAL



**TINTAGEL, GREAT LUMLEY, DH3**

**£250,000**



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### SOUGHT AFTER LOCATION - FANTASTIC CONDITION - FOUR BEDROOMS

Brunton Residential are delighted to offer for sale this wonderfully presented four bedroom home located on Tintagel, Great Lumley. This semi-detached home is positioned on a very popular street within a sought after estate, it has been finished to a great standard throughout, has excellent front and rear gardens as well as a garage and off-street parking.



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Accommodation briefly comprises; entrance porch and hallway with store cupboard, door to garage and access to a bright lounge with large windows to the front and feature fireplace. To the rear is a fantastic nine-metre wide kitchen/diner room with ample space for formal dining and an additional sitting area. The kitchen itself is modern with a range of wall and floor units, coordinated work surfaces and fitted appliances, it has under floor heating and has French doors leading to the rear garden. To the first floor are three double bedrooms, two of which have fitted wardrobes and the other is current used as an additional lounge whilst there is a single bedroom which could be utilised as a home office or nursery. The internal accommodation is completed by fully-tiled family bathroom with WC, basin, bath and walk-in shower and a modern shower room with walk-in shower. The property also benefits from under-floor heating in the kitchen and both bathrooms.

Externally, the property has a lawned garden to the front with a block-paved driveway to allow off-street parking for multiple vehicles and access to the garage which is plumbed for a washing machine. To the rear is a west-facing garden with patio area to make the most of the sun as well as a lawned area with planted borders and fenced boundaries.





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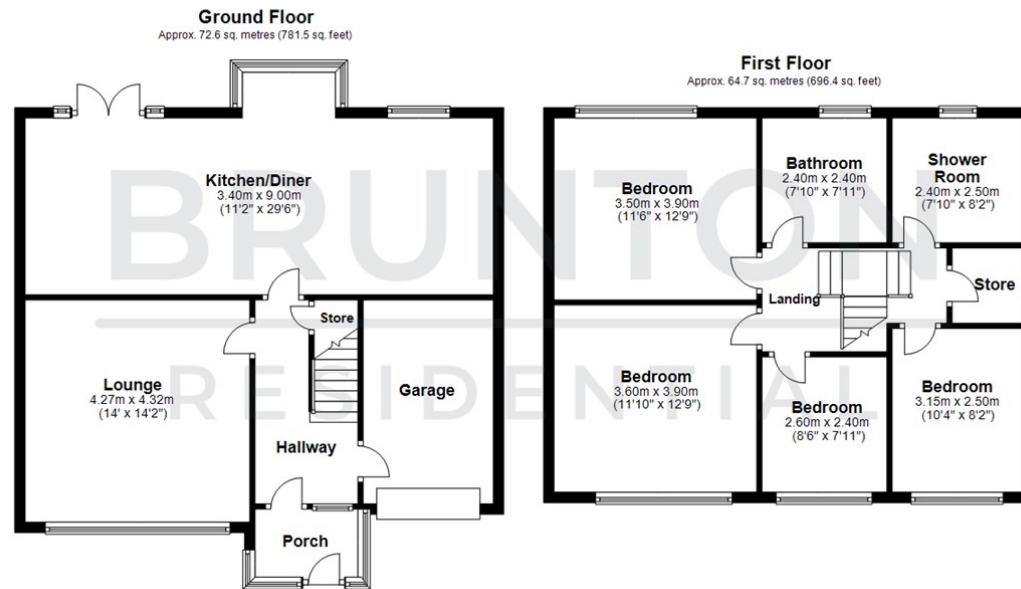
TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Total area: approx. 137.3 sq. metres (1477.9 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>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(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	