

BRUNTON

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HEPBURN AVENUE, GREAT PARK, NE13

Offers Over £450,000

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DETACHED HOME - FIVE BEDROOMS - GATED DRIVEWAY WITH GARAGE.
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 a South facing garden to the rear and a sizeable gated driveway with two story garage.

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Accommodation briefly comprises of; entrance hallway with storage cupboards, an inner hallway leads to the lounge with double doors to the rear gardens, a large guest bedroom with walk in wardrobe and ensuite shower room, there is also a spacious utility room and a WC. The first floor has a large living room to the front of the property and a separate office. Across the rear of the first floor is a fitted kitchen with adjacent dining room, both rooms have views over the rear gardens. 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 gated driveway is positioned to the side it provides secure off street parking for multiple vehicles along with access to the double garage which has a converted loft proving more living/working space. To the rear is a large garden space which is orientated to the South, it has a paved area and has a mixture of walled and fenced boundaries.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B

SERVICES :



Total area: approx. 225.3 sq. metres (2424.8 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) A			88
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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