

BRUNTON

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HEPBURN AVENUE, GREAT PARK, NE13

£525,000

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DETACHED FAMILY HOME - GATED DRIVEWAY WITH CONVERTED GARAGE - FIVE BEDROOMS

Brunton Residential are delighted to offer for sale this superb detached home located on Hepburn Avenue within the Greenside development in Great Park. This property has substantial accommodation over three floors and has a front facing gated driveway with double garage.

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The property comprises of a large entrance hallway, leading to a generously sized lounge and a separate study with front-facing views. To the rear, is a fitted kitchen with an informal dining area with a dining room to the side, both include French doors opening to the inviting rear garden. The kitchen offers a range of wall and floor units with granite work surfaces and fitted appliances. A practical utility room and WC conclude the ground floor accommodation.

To the first floor, there is a master bedroom, complete with an en-suite bathroom with bathtub and separate shower cubicle. There are two additional bedrooms and a family bathroom also with a bathtub and separate shower.

The second floor unveils two more bedrooms and a shared bathroom, accessible from the central landing. Outside, a double garage and a front driveway welcome you behind secure gates, while the expansive rear garden is orientated to the South, it is laid mainly to lawn with paved areas and fenced boundaries. A final feature to the home is a garage with a converted loft area, perfect for home office or perhaps a gym.



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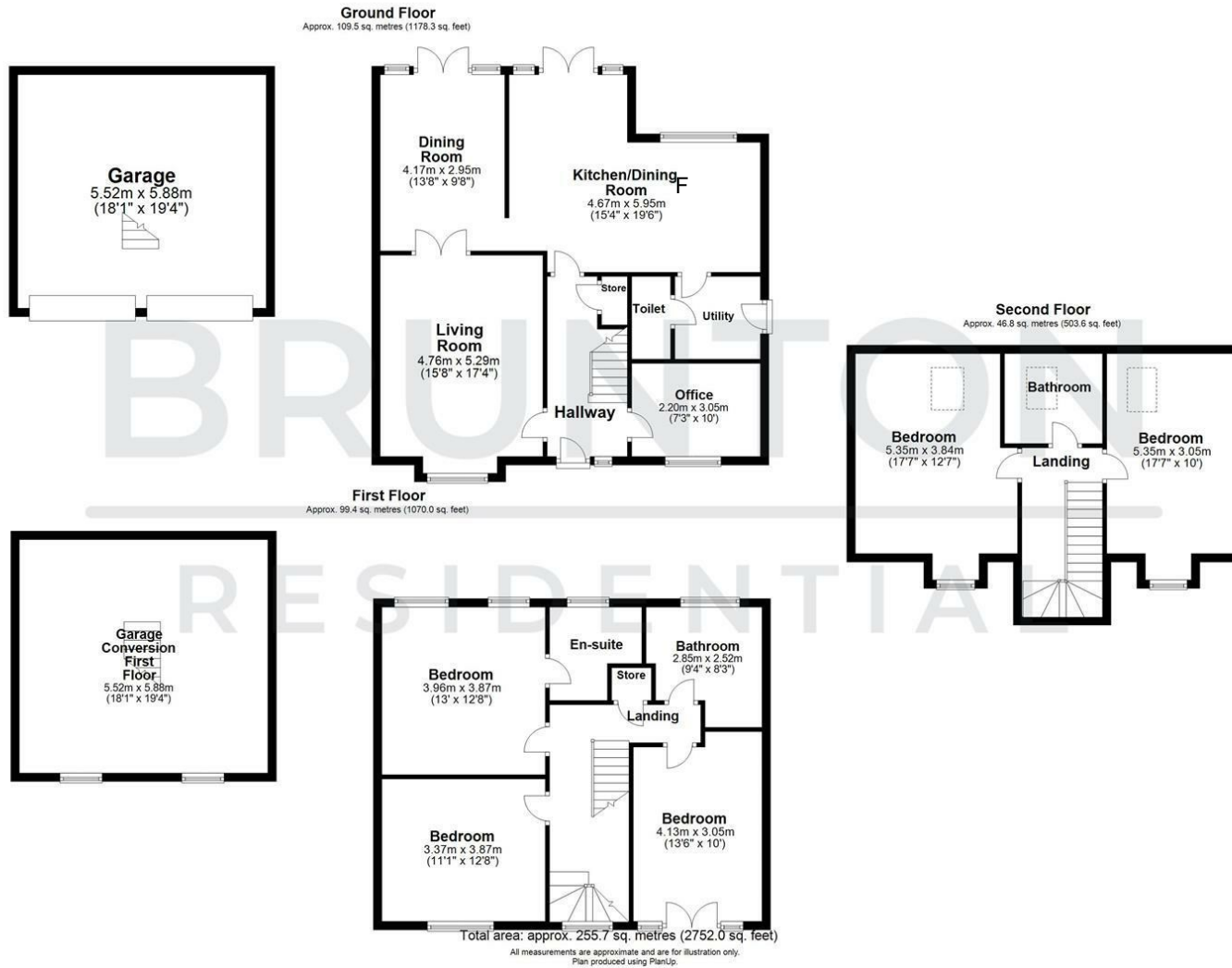
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(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	