

# BRUNTON

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RESIDENTIAL



**LEARMOUTH WAY, GREAT PARK, NE13**

**£599,950**

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**LARGE DETACHED HOME - EXCELLENT GARDENS - DOUBLE GARAGE & DRIVEWAY**  
Brunton Residential are delighted to offer to the market this impressively spacious four bedroom home located on Learmouth Way within Greedside, part of the wider Great Park development. This home offers ample space for luxury family living spread over two floors. It has a large garden and double garage with driveway.

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Accommodation briefly comprising of, a grand entrance hall leading to a spacious living room, on to a large sun room/2nd living room with French doors leading to the rear garden. A stylish fitted kitchen open plan to the dining area also with French doors leading to the rear garden, a separate utility room and WC. There is a home office and additional WC accessed from the hall. To the first floor, there is the main bedroom with walk-in wardrobes and a large en-suite bathroom as well as three further bedrooms, one with an en-suite shower room and a family bathroom. Available on a furnished basis - Extremely sought-after property in Great Park.



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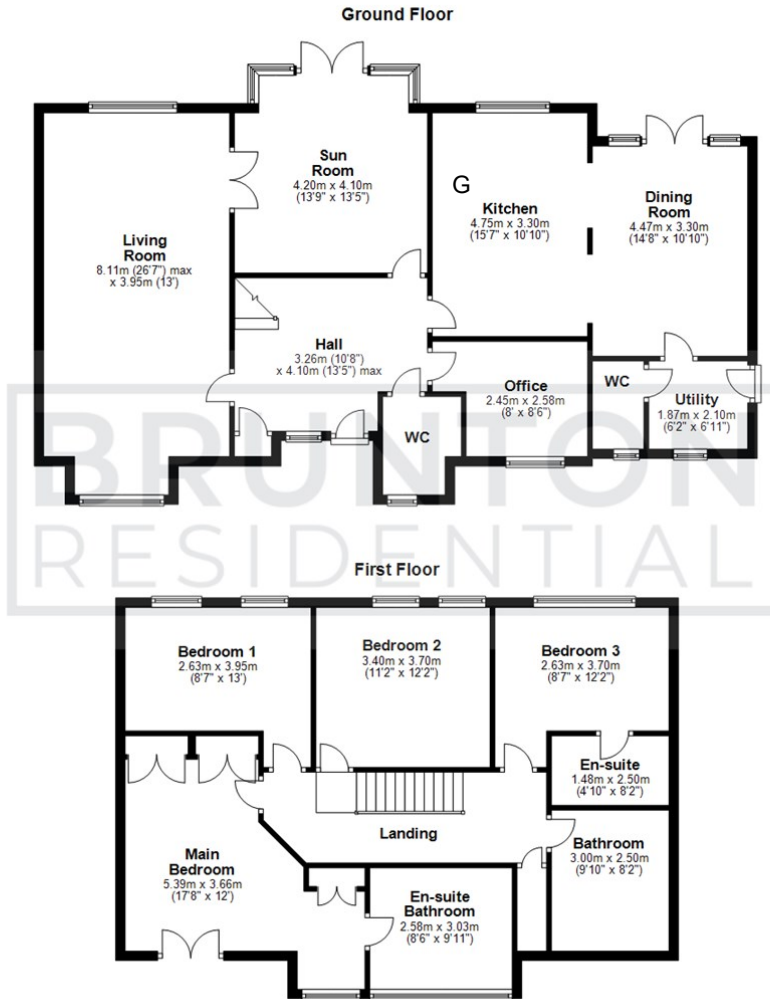
TENURE :

LOCAL AUTHORITY : newcastle city council

COUNCIL TAX BAND : G

EPC RATING : C

SERVICES :



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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(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	