

# BRUNTON

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## RESIDENTIAL



**BARMOOR DRIVE, GREAT PARK, NE3**

**Offers Over £520,000**

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**SUBSTANTIAL, EXTENDED & DETACHED FAMILY HOME - LARGE PRIVATE SOUTH FACING LAWNED REAR GARDENS - DOUBLE GARAGE – TWO RECEPTION ROOMS – IMPRESSIVE OPEN PLAN KITCHEN/DINING & FAMILY SPACE – SIX DOUBLE BEDROOMS – FAMILY BATHROOM PLUS TWO EN-SUITES.**

Brunton Residential are delighted to offer for sale this substantial, detached family home which is ideally located on a spacious plot on Barmoor Drive within Newcastle's Great Park. This sizeable home offers ample living accommodation which is placed over three floors.

The property boasts six bedrooms, two reception rooms, an impressive, extended kitchen/dining and family space and a large, south facing lawned rear garden.

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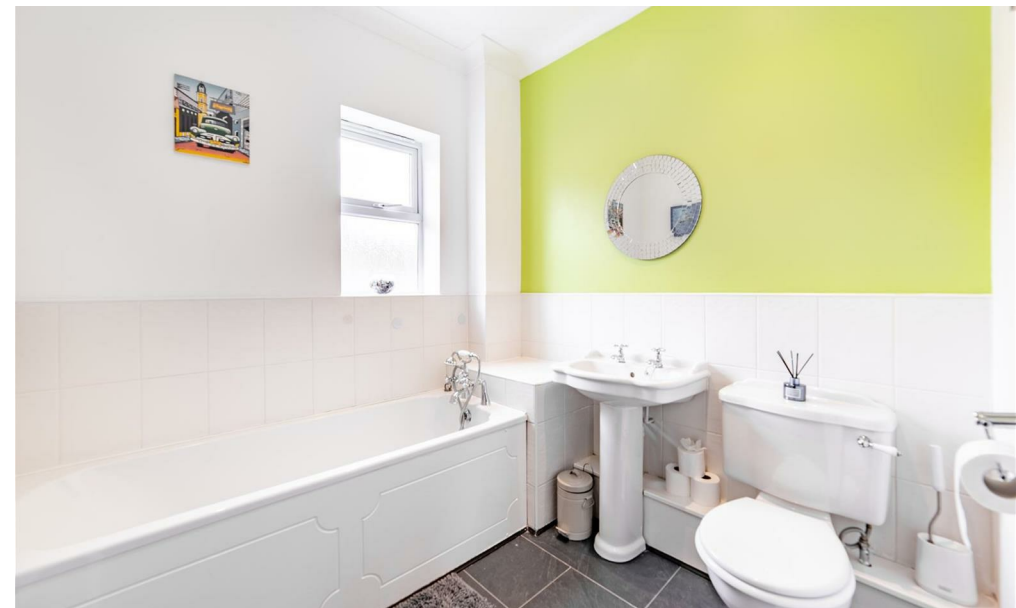
Internal accommodation briefly comprises: Lobby through to entrance hallway with WC/cloakroom and staircase leading up to first floor. To the right-hand side of the hallway there is a generous lounge with feature fireplace and window overlooking the front. A second reception room is located over the hallway, which could be used as a second sitting room or as a family room.

To the rear of the ground floor is an impressive and extended kitchen/dining and family space with bi-folding doors leading out onto the rear gardens, and a door leading into the integral double garage. The kitchen area offers a range of wall and floor units with granite work-surfaces and integrated appliances and there is plenty of room for dining with the addition of a large central island with breakfast bar.

The stairs then lead up to the first floor, which consists of a master bedroom with ensuite shower room and fitted wardrobes, three further double bedrooms and a family bathroom. The second floor offers another two further double bedrooms, one of which has an en-suite shower room. Both bedrooms have windows to the front & rear allowing for plenty of natural light. Bedroom five offers fitted wardrobes.

Externally, there is a large double driveway which is placed to the side of the property, which gives access to a double garage. The property also offers a small, town garden to the front with pathway access to the property while to the rear lies a large, south facing lawned garden with paved & decked areas and fenced boundaries.

Double glazed throughout, with gas 'Combi' central heating, this great, modern, detached family home simply demands an early inspection, and early viewings are strongly advised.



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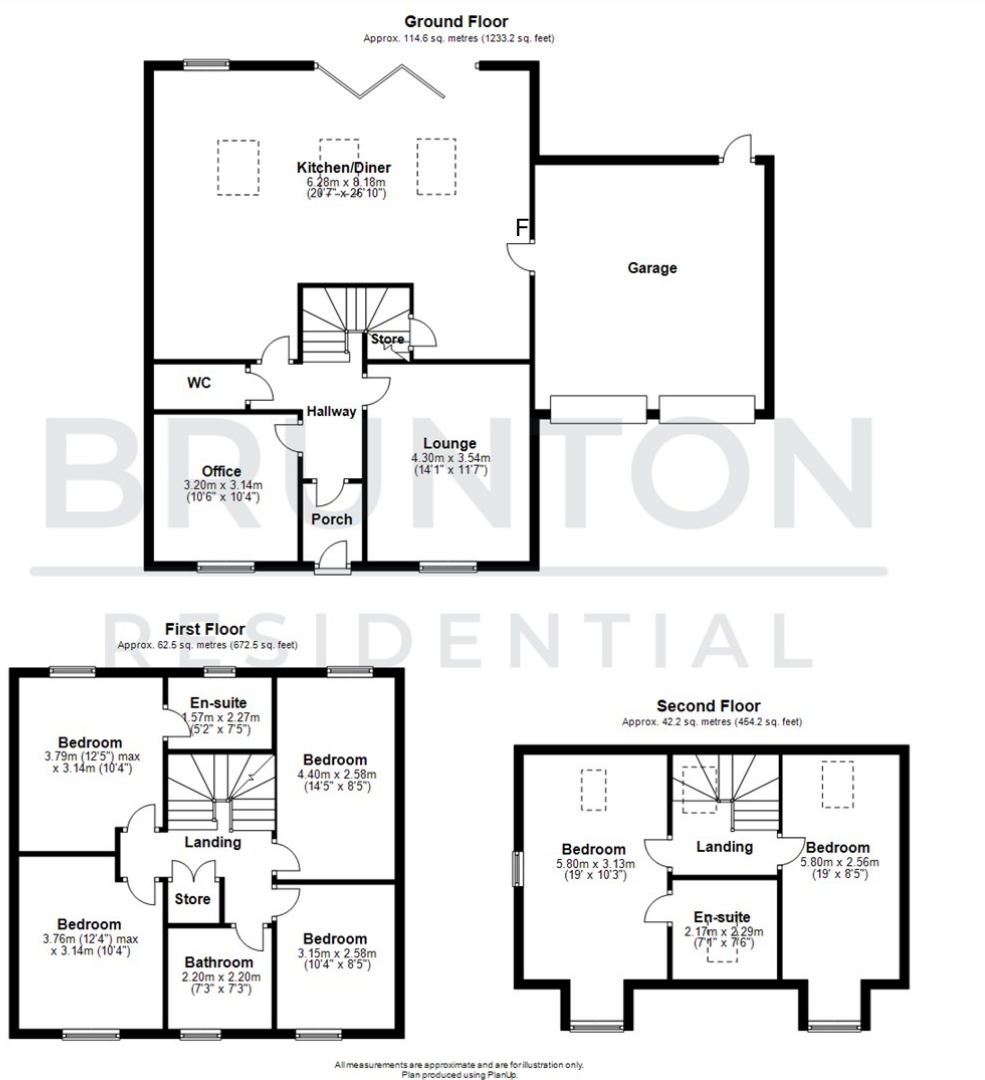
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



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>		75	82
(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	