

# BRUNTON

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## RESIDENTIAL



**FEATHERSTONE GROVE, GREAT PARK, NE3**

Offers Over £450,000



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**END TOWNHOUSE - LOTS OF PRIVATE PARKING - FANTASTIC FAMILY HOME**  
Brunton Residential are delighted to offer this fantastic townhouse located on Featherstone Grove within Great Park. This large property is in an excellent condition throughout, it has a double garage with electric doors and provides extensive parking to the rear and side. The property is also presented with no onward chain.



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Accommodation comprises; entrance hallway with WC, under-stairs storage cupboard and a lounge with bay window to the front along with a feature media wall including recessed TV and inset fire. There is a full-width kitchen/diner with ample storage and built-in appliances including range style cooker, dishwasher, washer dryer and fridge/freezer.

The first floor consists of a landing area leading to the second lounge which also runs the full width of the property, this expansive room offers a fireplace, and a juliet balcony overlooking the rear gardens. There is also an impressive master suite bedroom with large ensuite shower room. The top floor offers three further bedrooms, two with access to a "Jack & Jill" ensuite shower room and a stylish family bathroom with roll-top bath.

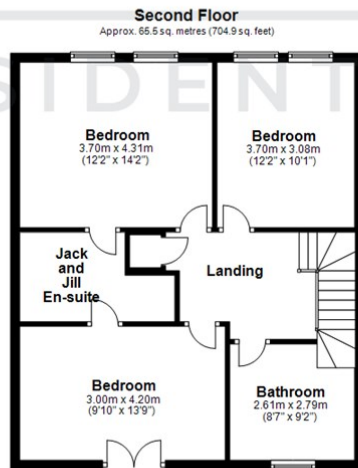
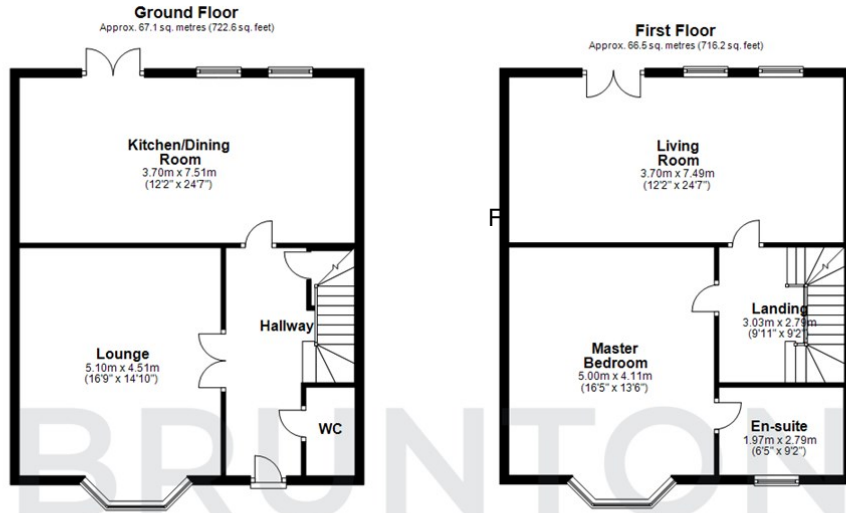
Externally there are gardens to the rear along with a detached double garage with up and over doors. The front offers a stylish town garden while the rear has an elevated feel, orientated to capture sun at different parts of the day. Newcastle Great Park is a very much sought-after exclusive development to the north of Newcastle. Melbury is a very well laid out development of substantial houses. It offers easy access to the A19 and A1 Trunk roads, Newcastle International Airport is a short drive away while the Gosforth area provides a vast array of schooling, shopping and recreational facilities. This property is of larger style with a distinctive note of high ceilings throughout giving a fantastic feeling of space.





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Total area: approx. 199.2 sq. metres (2143.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING :

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	