

# BRUNTON

---

RESIDENTIAL



**BRIDGET GARDENS, GREAT PARK, NE13**

**£290,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL





**GREAT FAMILY HOME - FANTASTIC SOUTH-FACING GARDEN - THREE BEDROOMS**  
Brunton Residential are delighted to welcome to the market this fantastic three bedroom, detached property on Bridget Gardens, Great Park. This property is perfect for first time buyers or those looking for some more space, it offers excellent value for money and has a great south-facing garden.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Accommodation briefly comprises of an entrance hallway with the garage to the left and the dining room to the right. The dining room is a great second reception room which could also be utilised as a second lounge or office. Further through the hallway you find the utility room and downstairs WC. At the end of the hallway you find the kitchen and the lounge. The lounge provides a cosy reception room, ideal for relaxing with loved ones or entertaining guests. There are also French doors, that brighten the room, and lead out to the garden. The kitchen has elegant wall and floor units providing ample storage space as well as having some integrated appliances. From the kitchen, there is an external door leading out to the side of the property.

To the first floor you find a large landing area leading to the three bedrooms, the family bathroom and a handy storage cupboard. The second and third bedrooms are ideal for all needs with huge windows allowing the natural light to fill the room. The master bedroom provides some built-in wardrobes as well as a sleek and stylish en-suite. The spacious family bathroom provides a simple yet modern bath/shower, WC and basin. Externally, there is a driveway to the front, leading to garage, and pathway access to the property while to the rear is a fantastic garden made up of a combination of lawn and paving.



# BRUNTON

## RESIDENTIAL

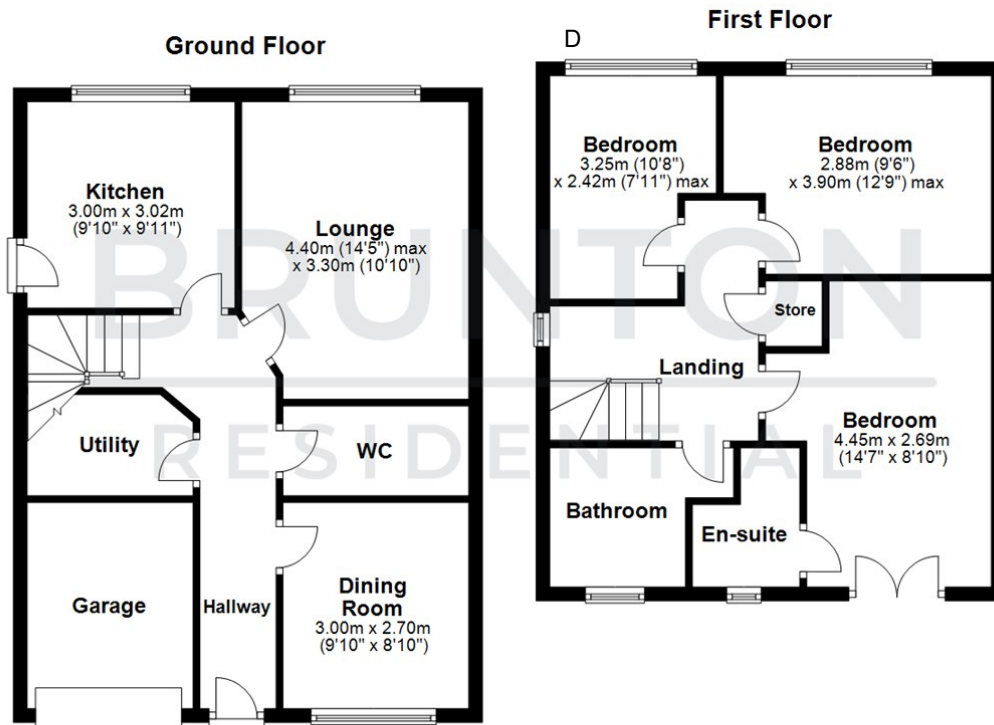
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

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>	<b>94</b>
(81-91) <b>B</b>	<b>83</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 energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	