

BRUNTON
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PARK DRIVE, MELTON PARK, NE3

£699,950

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DETACHED BUNGALOW - SECLUDED POSITION - WRAP AROUND GARDENS

Brunton Residential are delighted to offer for sale this fantastic detached property located on Park Drive, with an open space ground floor featuring three bedrooms and a study all situated on a quiet street within Melton Park. This home has some fantastic garden space and is accessed over a stone bridge with a stream that leads to Ouseburn

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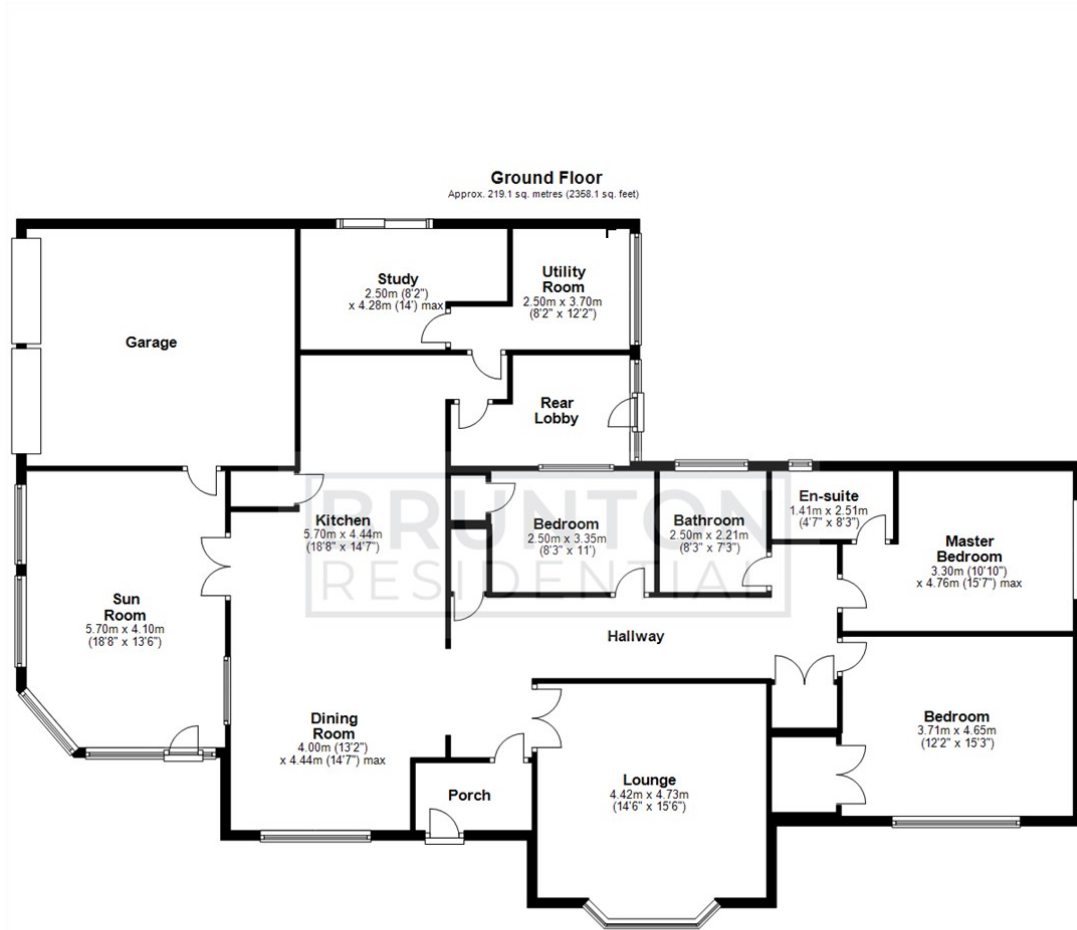
Accommodation briefly comprises; entrance porch with access to the internal hallway, the hall offers cupboards and access to all rooms. From the hallway there is a double door to the main lounge, the lounge has a feature fire place and windows to the front. Also from the hall is the kitchen, the kitchen offers a range of wall and floor units with coordinated work surfaces and high end fitted appliances along with a feature centre island, there are windows to the front and side offering plenty of natural light, double doors lead to an orangery style extension to the rear with lantern style roof and panoramic views of the rear garden. Moving through the kitchen, a door to the far side leads to a rear lobby which leads to a sizeable utility room and a home office. Also from the hallway is a master bedroom with walk in shower room, two further double bedrooms and a fully tiled family bathroom with bath tub and separate shower cubicle.

Externally, the property benefits from wrap around gardens spaces. To the rear is a large space which comprises a range of lawned, planted and paved areas with fenced boundaries. Either side of the property provides pathway access to the front and rear, framed with hedged areas while the front provides a large lawned area with pathway access to the front door. A large driveway offers parking for multiple vehicles along with garage access.



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Total area: approx. 219.1 sq. metres (2358.1 sq. feet)

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

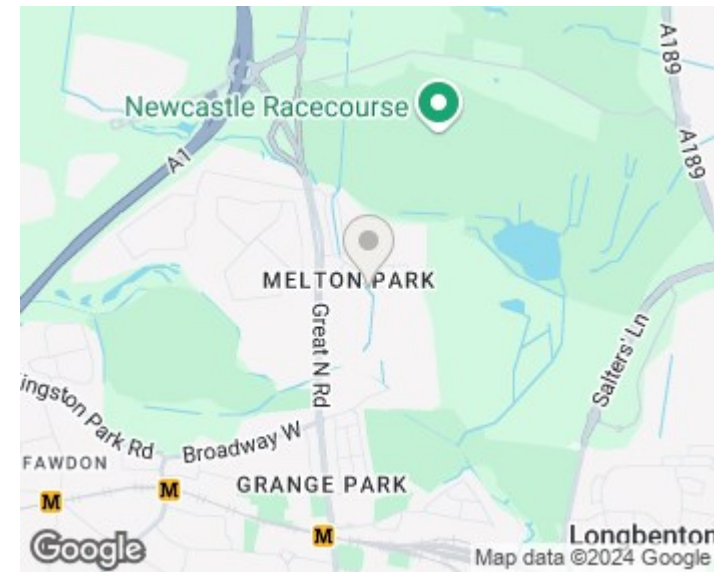
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



Energy Efficiency Rating	
	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	
Current: 70	Potential: 78
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
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Not environmentally friendly - higher CO ₂ emissions	
Current: 70	Potential: 78
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