

# BRUNTON

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## RESIDENTIAL



**WAGONWAY DRIVE, GREAT PARK, NE13**

**Offers Over £318,500**

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### **FOUR/FIVE BEDROOMS - FANTASTIC FAMILY HOME - ALLOCATED OFF-STREET PARKING**

Brunton Residential are delighted to offer this four/five bedroom terraced townhouse house located on Wagonway Drive in Great Park. The property is situated on a corner plot with an open aspect to the front and is set over three floors offering a huge amount of internal living area. For more information and to book your viewing please call our team on 0191 236 8347

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Brunton Residential are delighted to offer this four/five bedroom townhouse, with parking, located on Wagonway Drive in Great Park. The property is situated on a corner plot with an open aspect to the front and benefits from easy access to local schools, recently opened supermarkets, central Gosforth, as well as transport links including the A1 and the Q3 bus stop close by.

Accommodation briefly comprises; entrance hallway with ground floor WC, a family kitchen diner with double doors to gardens and a full depth sitting room also with French doors giving access to rear gardens. The ground floor has newly fitted LVT flooring throughout.

The first floor landing offers access to a second full depth lounge with doors to balcony which could be utilised as the properties fifth bedroom, a guest bedroom, family bathroom and a cozy reading area on the open plan landing area.

Finally the top floor offers a large master bedroom with ensuite shower room as well as a second balcony, two well sized bedrooms with another spacious landing area with access to the loft space for storage.

Externally there is a landscaped town garden to the front with pathway access to the property while to the rear there is a West-facing private garden which gets sun from 12pm onwards with fenced boundaries and gated access to the parking space. The property has access to a shared bike shed situated to the rear of the property.

For more information and to book your viewing please call our sales team on 0191 236 8347.



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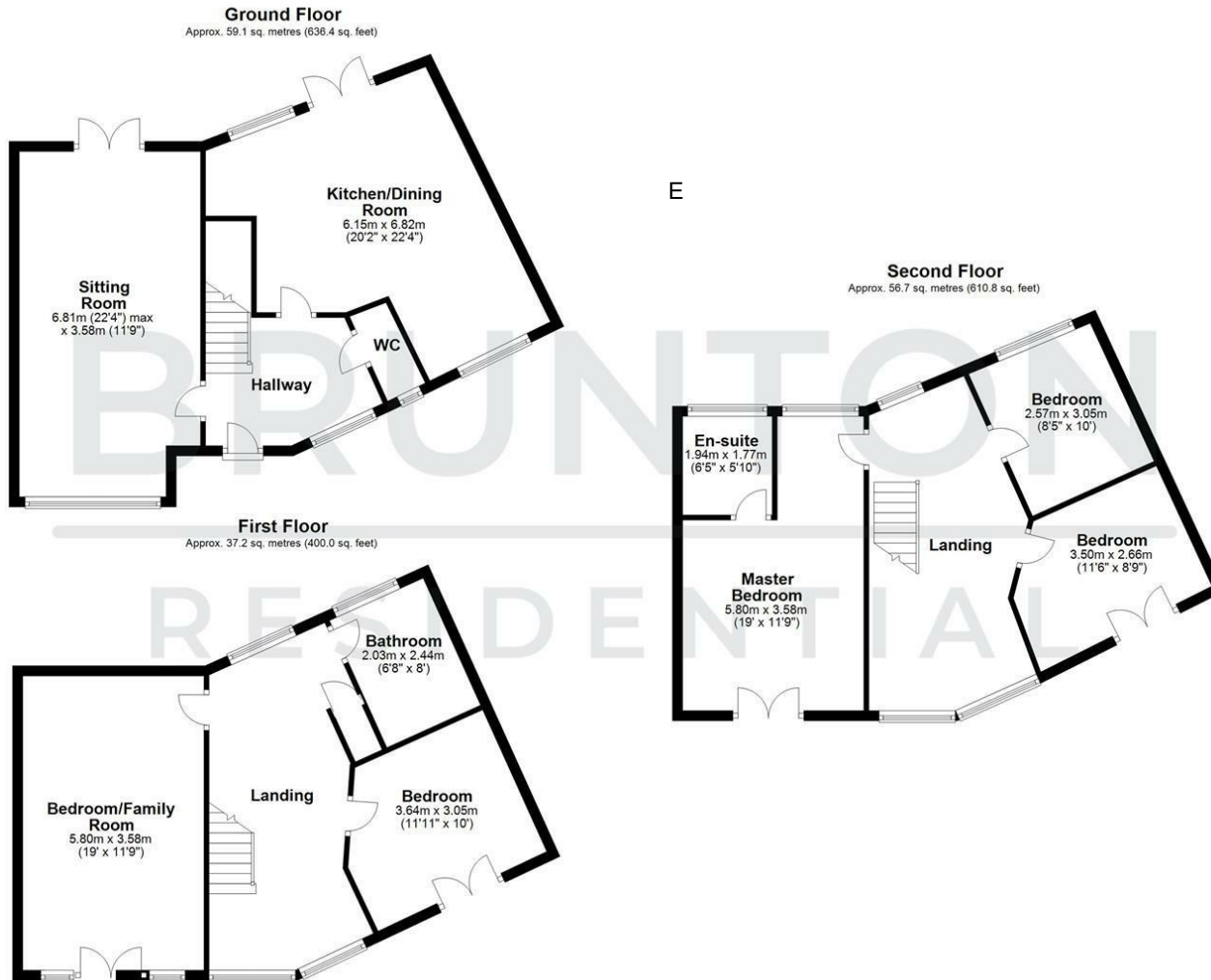
TENURE : Freehold

LOCAL AUTHORITY :

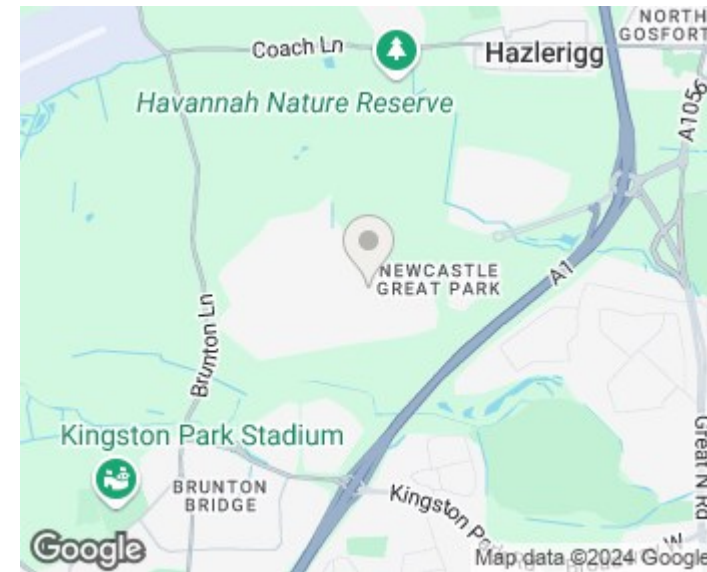
COUNCIL TAX BAND : E

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>			
(81-91) <b>B</b>		82	89
(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			
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	