

BRUNTON

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BARMOOR DRIVE, GOSFORTH, NE3

Offers Over £525,000

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DETACHED FAMILY HOME - FOUR BEDROOMS - POPULAR LOCATION

Brunton Residential are delighted to welcome to the market this four bedroom, detached family home, located on the popular Barmoor Drive, Gosforth. Barmoor Drive is close to a variety of nearby popular schools, has easy access to the A1 and City Centre and benefits from fantastic public transport routes on the Great North Road.

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Accommodation briefly comprises of an entrance hallway leading to the large double-aspect living/dining room, there is a separate sitting room which in turn leads through to the spacious kitchen and utility room as well as into the conservatory to the rear. These reception rooms provide ample space for relaxing or hosting and entertaining. The ground floor also features a WC, separate study and some storage space.

To the first floor, the spacious master bedroom features a walk-in wardrobe and en-suite, both fitted to a high standard. There is a further en-suite bedroom, together with two other good size bedrooms, and the family bathroom.

Externally, there is a fantastic garden to the rear made of a combination of lawn and paving with some decking to the back to enjoy the sunshine. To the front of the property, there is an area of paving in addition to the double garage and driveway for multiple cars.



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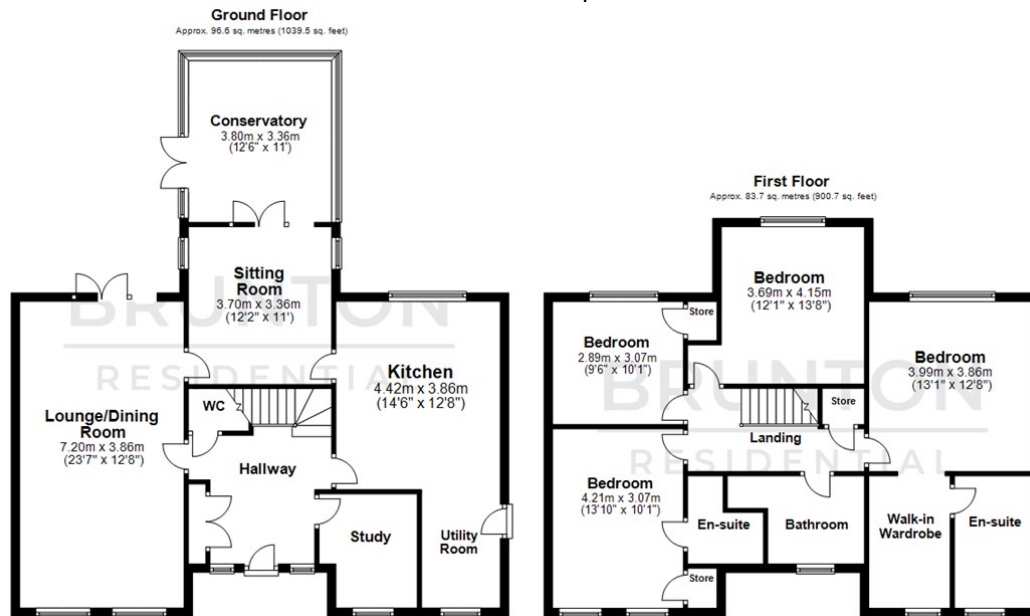
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

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)	A		83
(81-91)	B		
(69-80)	C	75	
(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 ₂) Rating		Current	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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	