

# BRUNTON

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RESIDENTIAL



**RINGLET DRIVE, GREAT PARK, NE13**

**Offers Over £475,000**

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### DETACHED HOME - FANTASTIC POSITION - DETACHED HOME

Brunton Residential are delighted to offer for sale this fantastic detached home located on Ringleet Drive within the exclusive Oaklands development in Great Park. This five bedroom home is in an excellent condition and is positioned right in the corner of a cul-de-sac which provides some added privacy and ample parking.

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The Broadhaven by Charles Church is an ideal family home, it provides accommodation briefly comprising; An entrance hallway which provides access to the lounge to one side while to the other is access to the double garage. There is a well placed WC and a full height store cupboard. To the rear of the hall is an access door to the kitchen area. This full width room spans nearly eleven meters in width. It provides ample space for relaxing, formal & informal dining and plenty of food preparation/work space. The kitchen area itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances. A utility room is just off the kitchen, this offers further work bench space, a storage unit and is plumbed for washing appliances.

The first floor is an incredible size. The master bedroom is large enough to accommodate a centrally located super king bed. with appropriate furniture along with access to a open walk in wardrobe room. The master suite concludes with a spacious ensuite shower room with separate shower cubicle and bath tub. There is a second bedroom also with ensuite while a further three bedrooms are all large doubles. The family bathroom is once again 4 piece with sink, toilet, walk-in shower cubicle and bath tub.

Externally, there is a garden to the rear which is laid mainly to lawn, it has paved areas and fenced boundaries.

The front of this property is excellent, it almost offers its own private driveway and is located right at the end of what is already a quiet cul-de-sac. Parking is available for at least four cars with another two spaces in the double garage. The front garden is once again laid to lawn and has planted trees & fenced boundaries.



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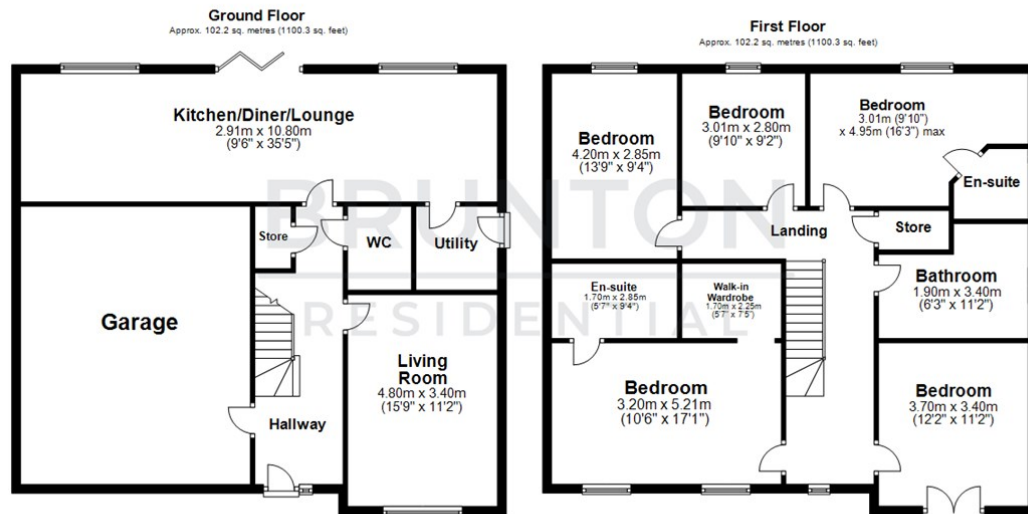
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

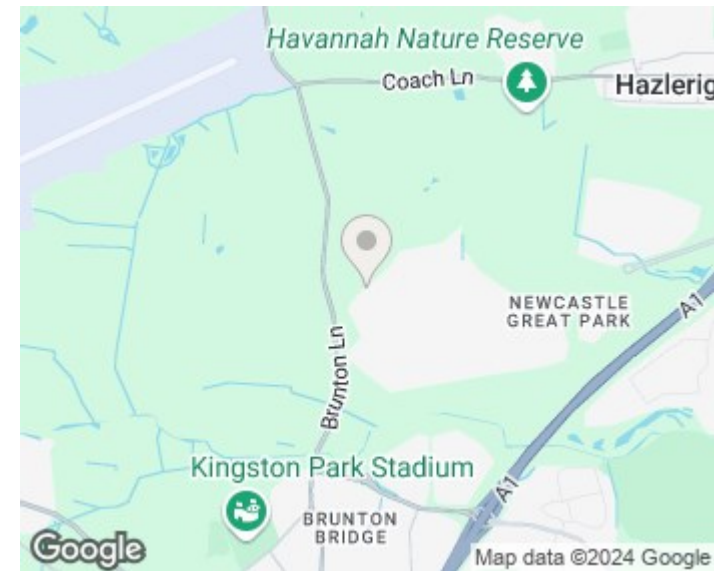
EPC RATING : B

SERVICES :



Total area: approx. 204.4 sq. metres (2200.5 sq. feet)

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>			
(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			
		85	92
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	