

# BRUNTON

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## RESIDENTIAL



**FEATHERSTONE GROVE, GREAT PARK, NE3**

**Offers Over £380,000**

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**FANTASTIC FAMILY HOME - FIVE BEDROOMS - CLOSE TO LOCAL SHOPS AND AMENITIES**  
Brunton Residential are delighted to bring to the market this great, five bedroom, family home on Featherstone Grove. The property provides ample space and is modern throughout. It is conveniently situated just a short distance from the Great North Road and the A1 providing excellent transport links.

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Accommodation briefly comprises of an entrance porch into the hallway leading to the ground floor bedroom with walk-in wardrobe and en-suite, a great reception room with French doors leading out to the garden, and a handy utility room and WC.

To the first floor, the landing areas leads to a generous lounge area with windows to the front, leading through the double doors into the dining room. There is a reception room currently a playroom, which could be utilised as an office. The kitchen is large and bright with wall and floor units providing ample storage and surface space.

To the second floor, there is another large landing area and the further four bedrooms all with some built-in storage. The master bedroom is a fantastic space with built-in wardrobes and a great en-suite.

Externally, the property provides a lovely garden with some lawn, decking and paved areas. Detached from the property, is the garage. The property is in an excellent location, close to plenty of amenities, transport links and schools.



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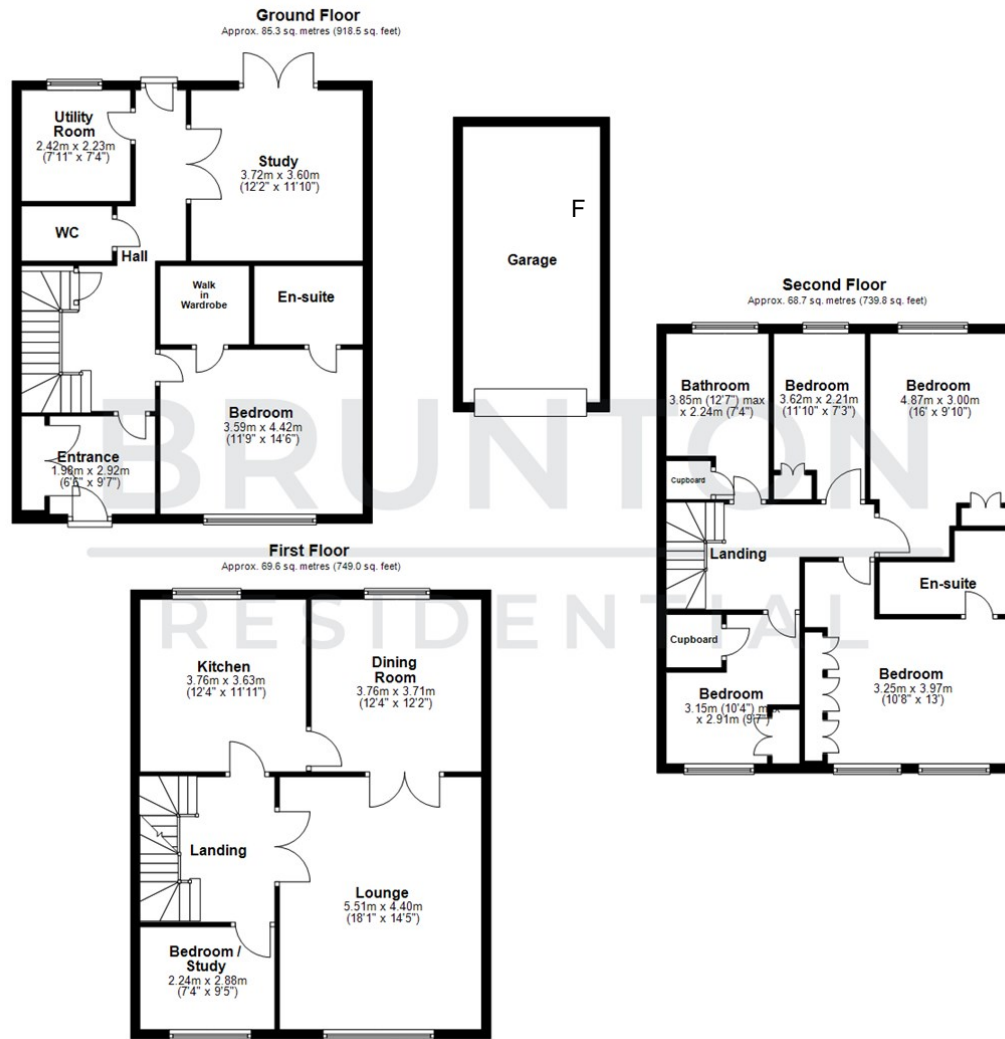
TENURE : Freehold

LOCAL AUTHORITY :

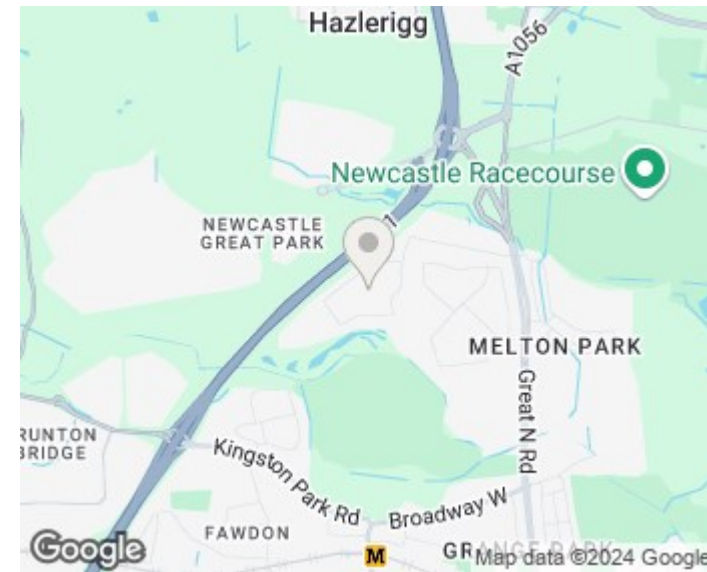
COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		79	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	