

# BRUNTON

---

## RESIDENTIAL



**SIR BOBBY ROBSON WAY, GREAT PARK**

Offers Over £470,000

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



**FIVE BEDROOMS | EXTENDED TO REAR | DOUBLE GARAGE | SOUGHT AFTER LOCATION**

Brunton Residential are delighted to welcome to the market this extended 'Grosvenor' by Charles Church on Sir Bobby Robson Way within the sought after Great Park with three bathrooms, off street parking as well as ground floor WC and utility space.

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

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Occupying a substantial corner plot set over three floors this stunning Grosvenor has been extended by the current owners and briefly comprises; central entrance hallway with staircase to first floor, doors lead to a spacious lounge with windows to the front while to the opposite side is an impressive open plan family kitchen area that has been extended to the rear and the addition of a lantern roof allowing light to flood in, this whole space runs the full depth of the property. The kitchen itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances, there is also a ground floor WC and utility space offering addition garden access.

The first floor provides one of two ensuite bedrooms with walk in shower room, three further bedrooms and a family three piece bathroom with shower over the bath.

The top floor offers a master suite that runs the full width of the property with en suite, dressing area as well as French doors onto the South facing balcony.

Externally there is a private garden to the rear with walled boundaries and gated access to the driveway as well as an additional door into the double garage. To the front there is a low maintenance garden overlooking the open aspect wooded area.

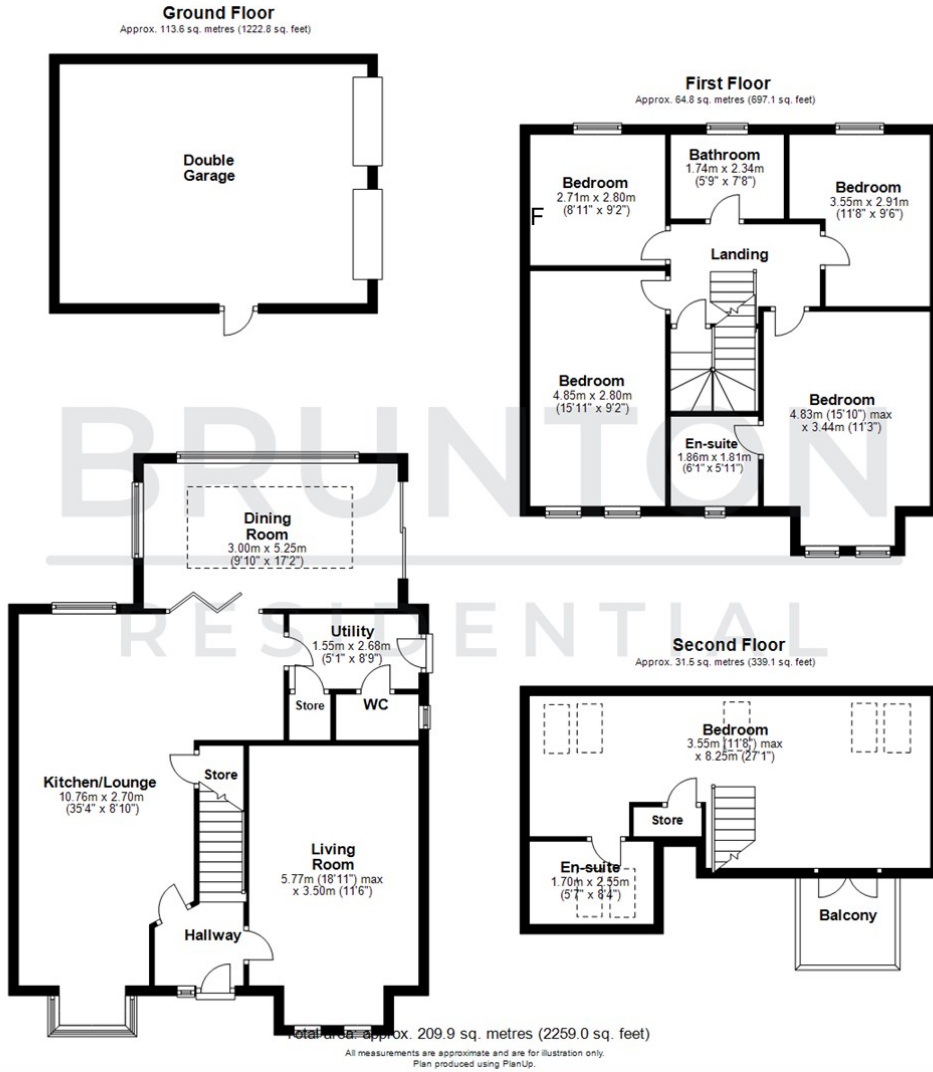
### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



# BRUNTON

## RESIDENTIAL



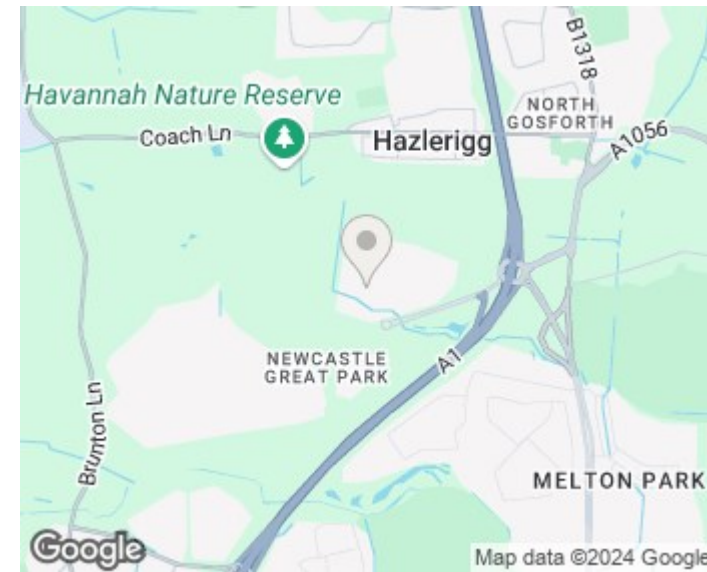
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



| 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>                            |  | 75                      | 84        |
| (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 |           |