

BRUNTON

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ASHWOOD CLOSE, GREAT PARK, NE13

Offers Over £450,000

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FIVE BEDROOMS | TWO EN SUITES | IMMACULATE THROUGHOUT | GARAGE & DRIVE

Brunton Residential are delighted to welcome to the market this stunning 'Grosvenor' by Charles Church on a substantial plot on the sought after Ashwood Close in Great Park with larger than average detached garage, beautiful gardens and utility space with ground floor WC.

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

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Situated within a cul-de-sac location on a substantial corner plot this Grosvenor briefly comprises; central entrance hallway with staircase to first floor, doors lead to a large lounge with walk in bay to the front while to the other side is an impressive family kitchen, this whole space runs the full depth of the property with windows to front and an atrium style addition to the rear offering plenty on glass to improve natural light, double doors lead to the gardens. The kitchen itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances. Access is provided to the utility room and ground floor WC.

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

The top floor of this home is very impressive, a master suite runs the full width of the property including a dressing area with access to a South facing balcony and a second ensuite shower room.

Externally there is a stunning private garden to the rear with walled boundaries and gated access to the driveway and a larger than average detached garage with a drive offering off street parking for multiple vehicles.

Tenure

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



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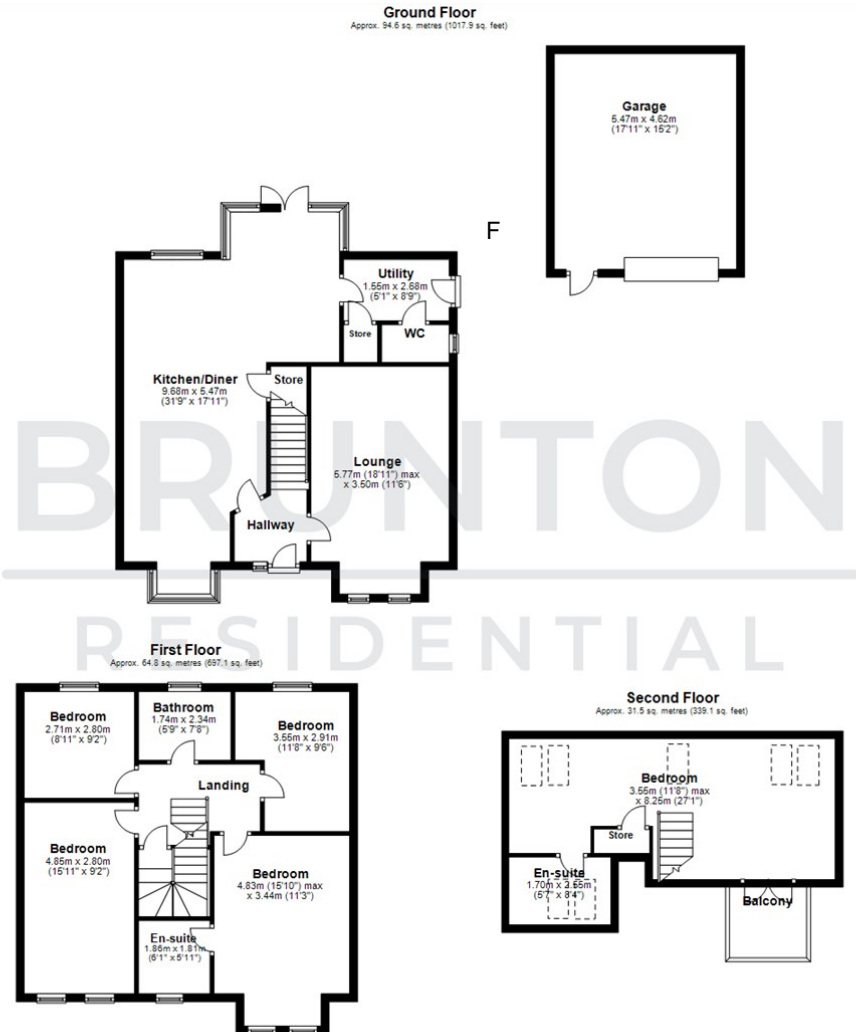
TENURE : Freehold

LOCAL AUTHORITY :

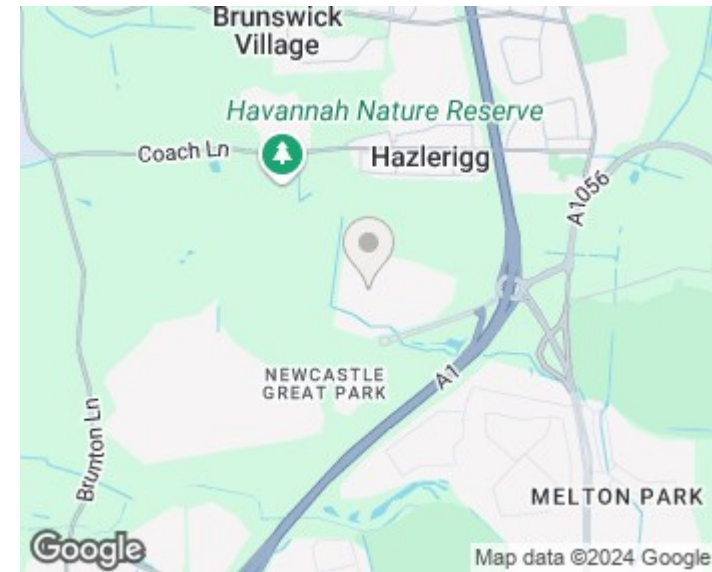
COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



Total area: approx. 190.8 sq. metres (2054.0 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) A			
(81-91) B			
(69-80) C		76	85
(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	