

BRUNTON

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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £389,950

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FOUR BEDROOM - DETACHED HOUSE - GREAT LOCATION

Brunton Residential are delighted to offer for sale this modern, detached property that boasts four bedrooms, offering ample space for a growing family. Situated in a good location, this property offers convenience and accessibility to all amenities. The detached garage provides secure parking and extra storage space. The property benefits from a front garden, and rear, south-facing garden.

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Internally, you're welcomed by a hallway that provides seamless access to the main living areas. To one side, a spacious living room invites plenty of natural light through doors that open onto the rear garden, creating an ideal space for relaxation. Adjacent to the living room is a separate office, offering a quiet space for working from home. Further along the hall, a family bathroom is conveniently positioned near the staircase. At the heart of the home is a generously sized kitchen, perfect for culinary pursuits, which flows into a cosy lounge that could serve as an additional family room or a dining area.

The first floor features four well-proportioned bedrooms, each accessible from a central landing. The main bedroom benefits from an en-suite bathroom, adding extra privacy and convenience. An additional family bathroom serves the other bedrooms, catering to the needs of family members or guests.

Externally, the property benefits from a private, south-facing rear garden, ideal for outdoor activities or relaxing in privacy. A detached garage offers secure parking and extra storage, while a well-maintained front garden enhances curb appeal, creating a welcoming first impression.



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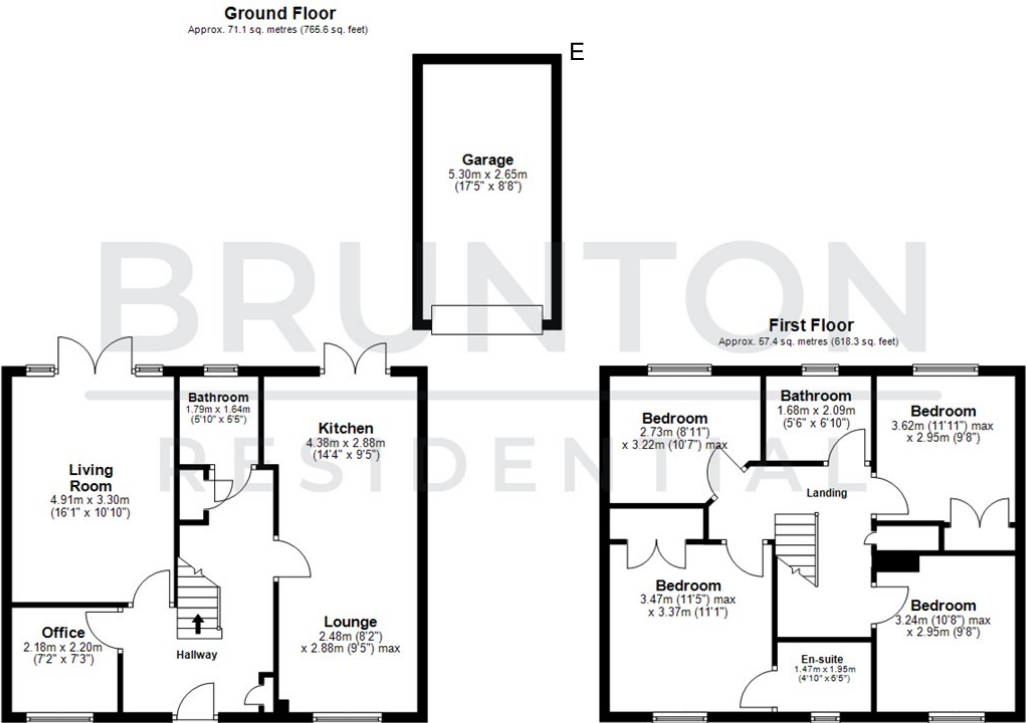
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

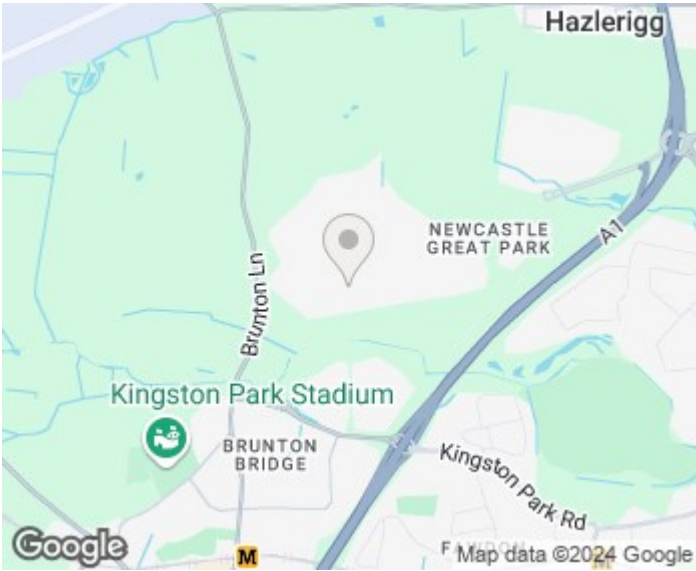
EPC RATING : B

SERVICES :



Total area: approx. 128.6 sq. metres (1383.9 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		94
(81-91) B	85	
(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 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		