

**BRUNTON**  
RESIDENTIAL



**ROSEDEN WAY, GREAT PARK, NE13**

Offers Over £389,950

# BRUNTON

---

## RESIDENTIAL





**BRUNTON**  
RESIDENTIAL





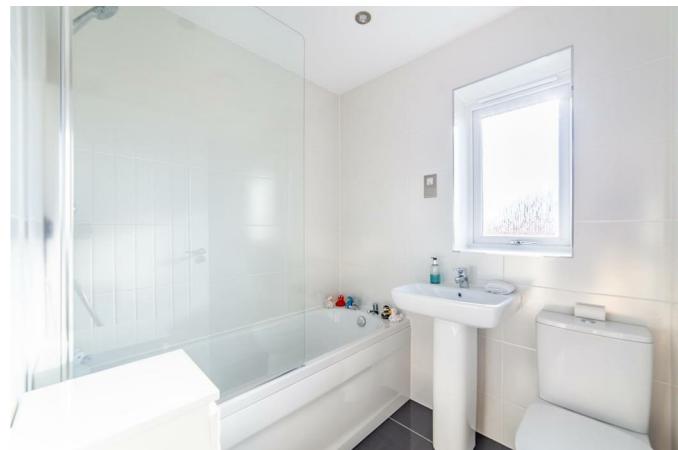
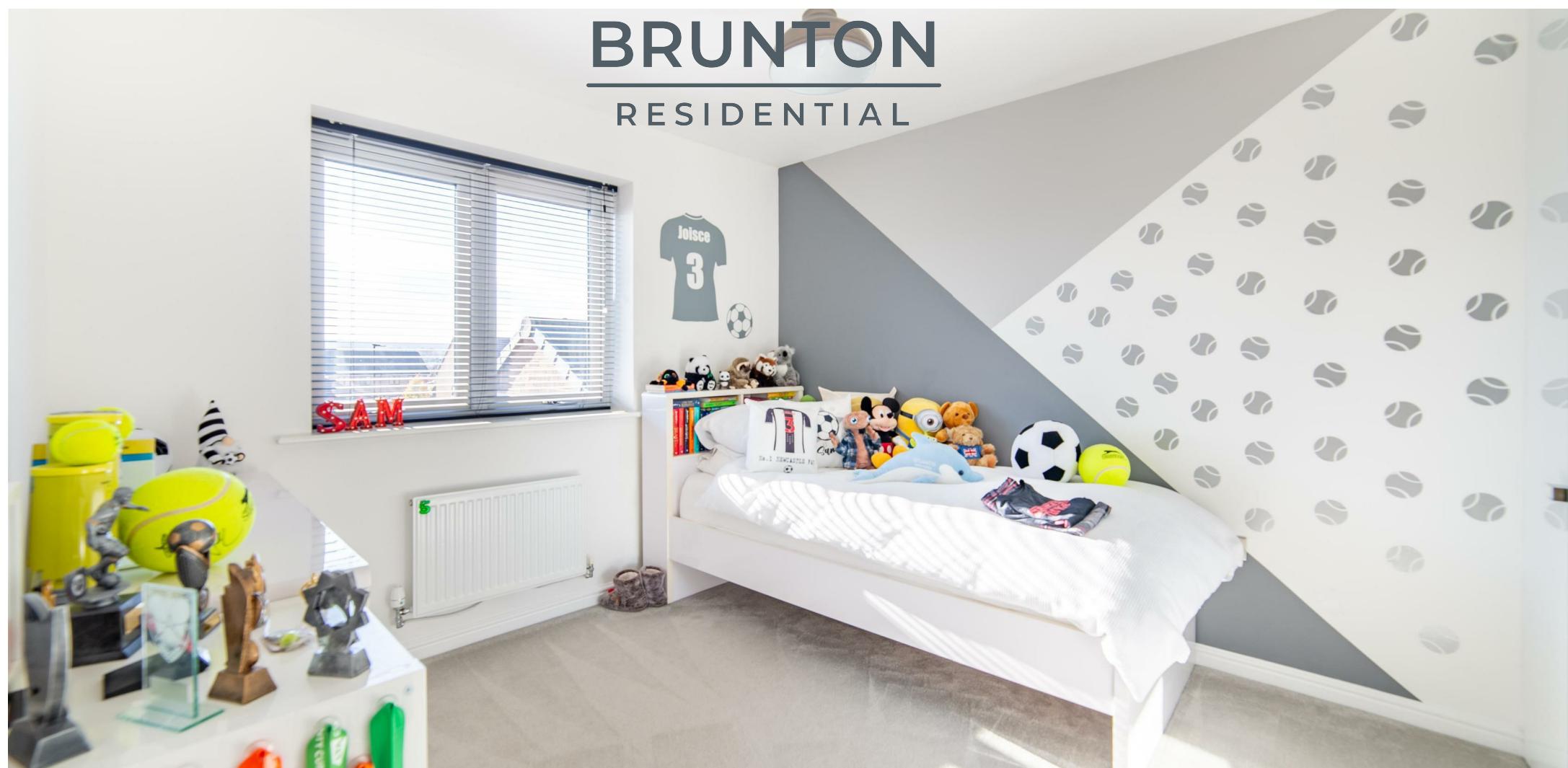
**FOUR BEDROOM - DETACHED HOUSE - GREAT LOCATION**

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.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

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.



# BRUNTON

---

## RESIDENTIAL

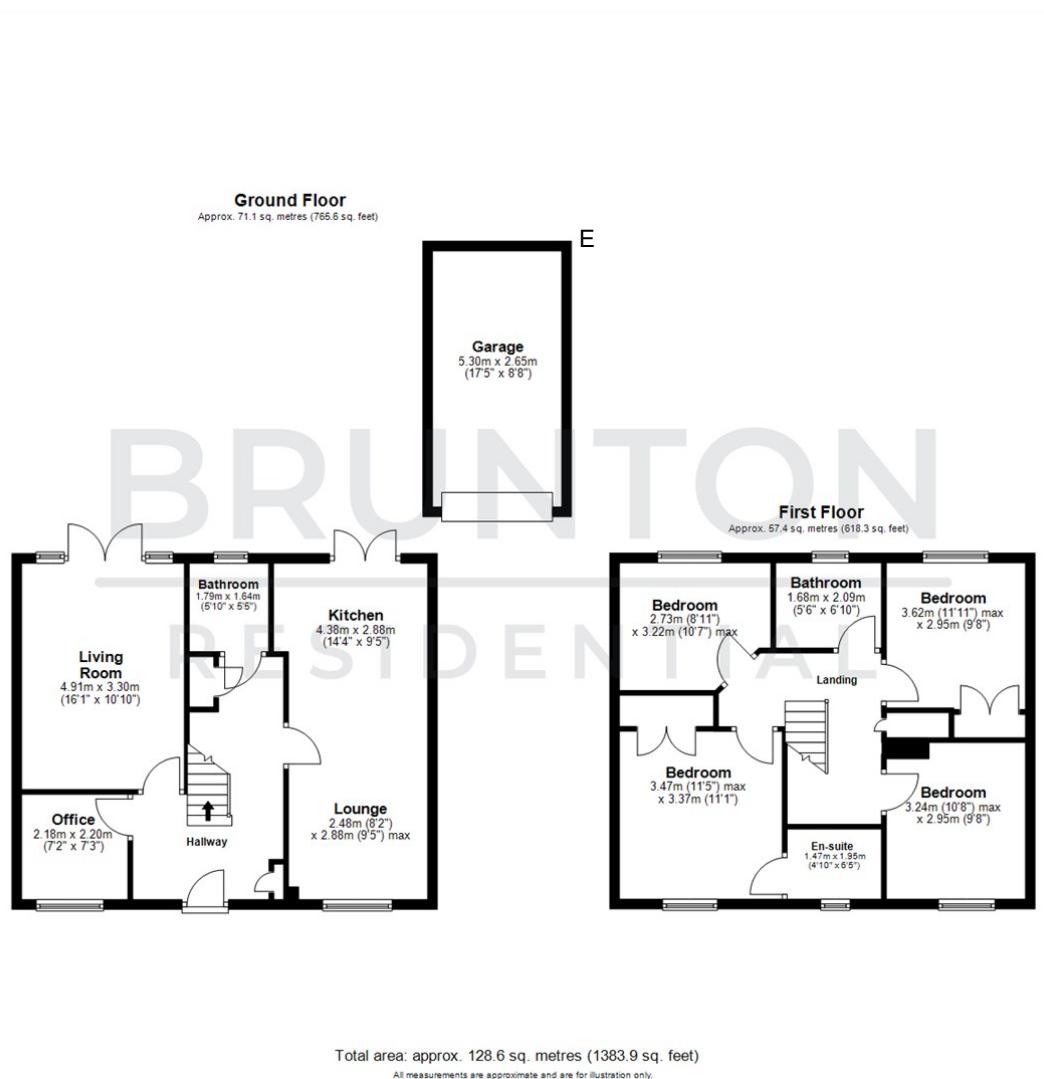
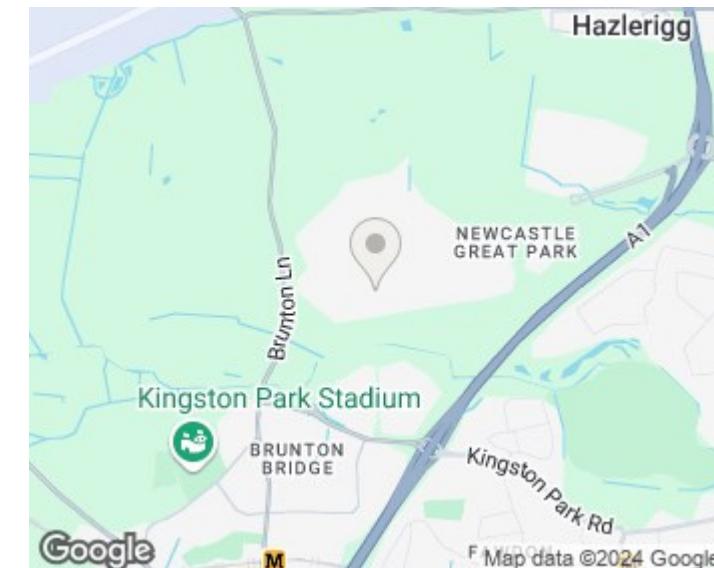
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		