

# BRUNTON

---

## RESIDENTIAL



**GREVILLE GARDENS, NEWCASTLE UPON TYNE**

**Offers Over £250,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



THREE DOUBLE BEDROOMS | DETACHED FAMILY HOME | EN SUITE

Brunton Residential are delighted to welcome to the market this immaculate detached 'Rufford' by Persimmon on Greville Gardens in the sought after Great Park with ground floor WC, balcony and the benefit of being freehold with no forward chain.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Accommodation briefly comprises; entrance hall with access to lounge, an internal hallway offers staircase to the first floor, a ground floor WC and door to the integral garage which has been reconfigured to allow a utility/home office and storage area, dining kitchen which spans the width of the property with a range of fitted wall and floor units with coordinated work surfaces & fitted appliances, French doors provide access to the stunning rear garden.

The first floor consists of a stylish master bedroom with ensuite shower room and double door access to a balcony, bedroom two and three are still easily large enough for a double bed with furniture. A stylish tiled family bathroom concludes the internal accommodation.

Externally, there is an easy to maintain garden to the front with driveway leading to garage/store and pathway access to the property while to the rear is fantastic garden with a patio area, lawn and fenced boundaries.

### Tenure

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

Council Tax Band D





# BRUNTON

## RESIDENTIAL

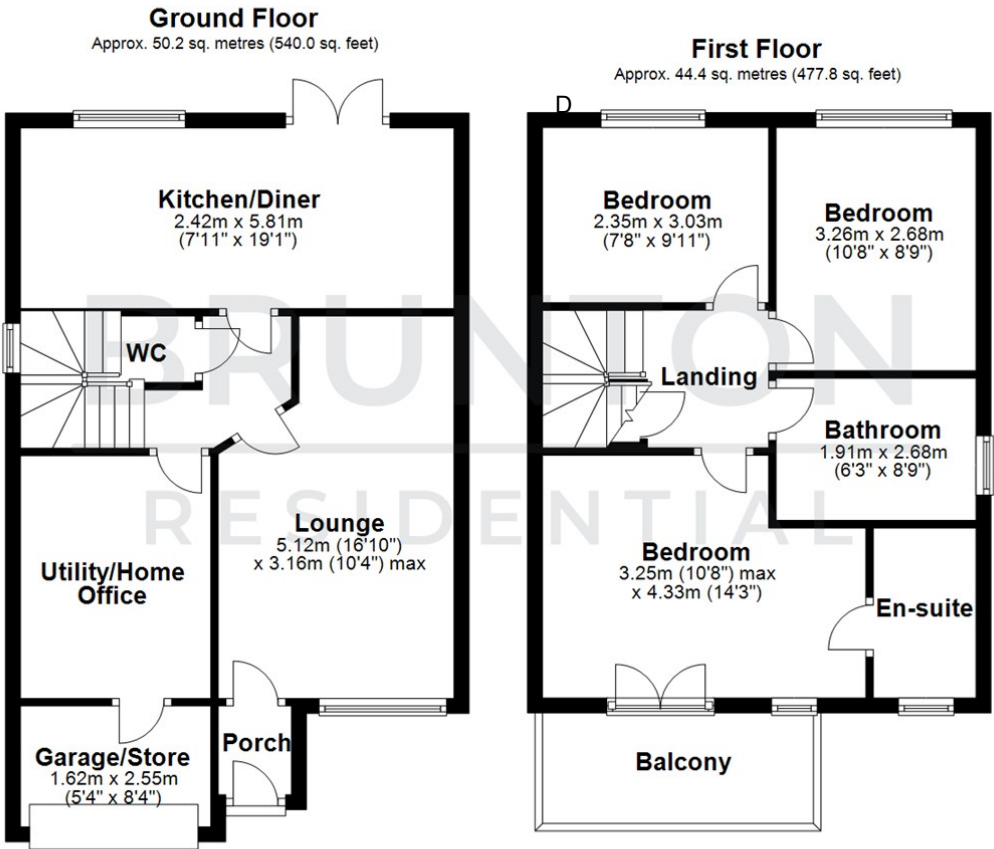
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

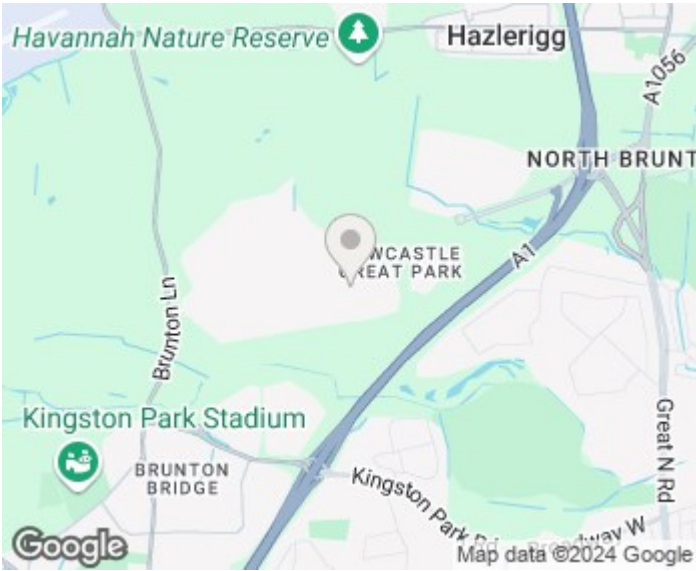
EPC RATING : C

SERVICES :



Total area: approx. 94.5 sq. metres (1017.7 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		89
(81-91) B		
(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		