

# BRUNTON

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## RESIDENTIAL



**ELEMORE CLOSE, GREAT PARK, NEWCASTLE UPON TYNE**

**Offers Over £495,000**



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### RARE BUILD TYPE - LARGE FAMILY HOME - EXTENSIVE GARDENS WITH DOUBLE DETACHED GARAGE

Brunton Residential are delighted to offer this substantial detached 'Oakmont' by Taylor Wimpey located on Elemore Close in Great Park. This home, being the only one of its type on this section of Great Park, offers a rare chance to acquire a large amount of living accommodation over two floors with substantial outside space to match.

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



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Accommodation briefly comprises; a large entrance area, with space for relaxing or dining along with a store cupboard and access to an office/home study. There is a full depth lounge area with a box bay window to the front as well as a sun lounge area to the rear with sloping glass thermal roof which also offers French door access to the rear gardens. There is a large dining kitchen area with a range of wall and floor units with coordinated work surfaces and fitted appliances. The kitchen offer access to a utility room as well as a open plan family room/sitting room, the kitchen and family room both offer French doors over the rear gardens. The first floor is excellent, there are four bedrooms of equal size, including a full depth master suite with separate dressing area and large ensuite, a second bedroom also offers an ensuite and space for wardrobes while the other part of this property hosts two further large bedrooms of equal size. Finally there is a family bathroom which offers a bath tub and separate shower cubicle.

The external space on this property is expansive, wrap around gardens offer a range of spaces. To the front is a planted garden with path way access to the property, there is a double driveway to the side offering off street parking and access to the double garage while to the rear there is a substantial garden offering a range of paved, lawned, artificial lawned and planted areas with fenced boundaries.





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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	