

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK GARDENS, NEWCASTLE UPON TYNE, NE13**

**Offers Over £300,000**



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**DETACHED HOME – OPEN VIEWS TO FRONT – SOUGHT AFTER LOCATION**

Brunton Residential are delighted to bring to market this fantastic four bedroom property situated on the popular street of Elmwood Park Gardens in Great Park. This excellent detached home offers ample living space, and is located close to local amenities, shops and great schooling options. While the main feature are the views to the front, this home has a lovely back garden which is not over looked.



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Accommodation briefly comprises of; entrance hallway which offers direct access to a large open lounge with double doors which lead into a large kitchen/diner with coordinated cupboards and work surfaces. This room has patio doors leading to the rear gardens. There is also a utility room and a ground floor WC.

The first floor consists of a landing with access to the master bedroom with ensuite shower room and fitted wardrobes, bedroom two with access to balcony, two further bedrooms and a family bathroom. A loft hatch offers access to an extra storage area.

Externally, there is a South facing garden to the rear with a range of lawned and patio areas with fenced boundaries. The front area offers a driveway providing off street parking and pathway access to the property. Finally, the balcony accessed from the second bedroom has stunning views over the farmland to the front..





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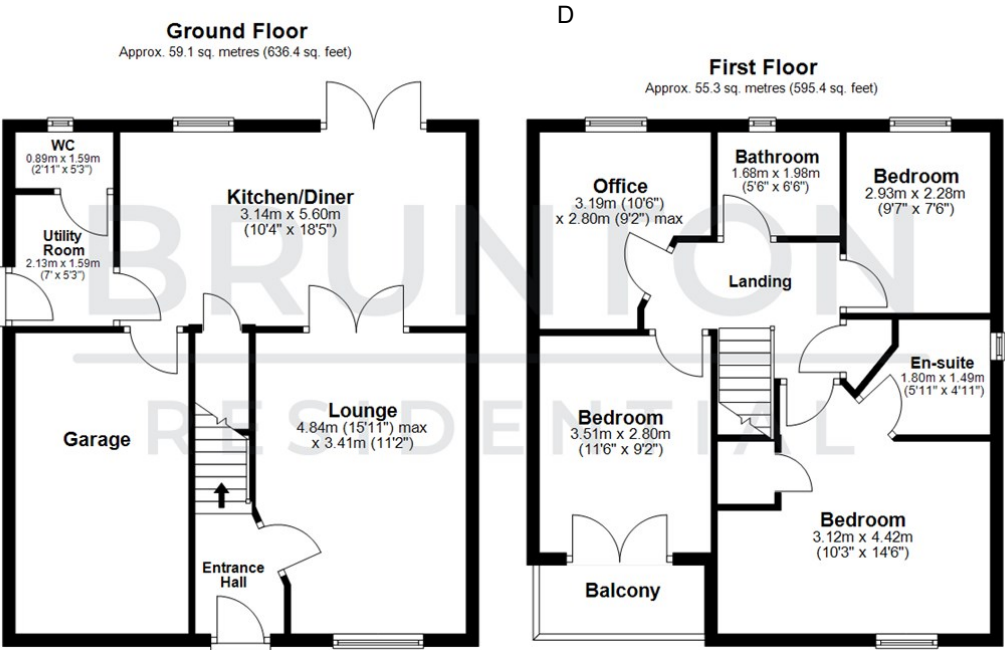
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 114.4 sq. metres (1231.8 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		