

BRUNTON

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ELMWOOD PARK GARDENS, GREAT PARK, NE13

£425,000

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Brunton Residential are pleased to present this impressive 'Harrington' by Persimmon, a five-bedroom detached house, situated on a great plot within of Elmwood Park Gardens, Great Park.

This home offers five well-proportioned bedrooms, two benefitting from en-suite facilities. The property also enjoys an open-plan kitchen/diner with access to the lovely rear garden.

Great Park is a well-connected area, offering a range of local amenities, schools, and parks. With excellent transport links, residents enjoy easy access to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into a hallway that provides access to two reception rooms, both featuring front-aspect windows. The hallway also leads to a WC beneath the stairs and continues to the rear, where an open-plan kitchen, dining, and living area spans the width of the property. This spacious area benefits from a window overlooking the garden and double doors opening onto the outside space.

On the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying the added convenience of an en-suite shower room. A family bathroom serves the remaining bedrooms, complete with a bath, washbasin, and WC. A storage unit is also located on this level.

The second floor is dedicated to a generously sized fifth bedroom, featuring Velux windows, an en-suite shower room, and double doors leading out onto a private balcony.

Externally, the property enjoys a well-maintained West facing rear garden with planted borders, a lawned area, and a paved seating space, all enclosed by fencing.

Tenure

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

Council Tax Band F



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : B



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		93
(81-91) B	84	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		