

# BRUNTON

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## RESIDENTIAL



**BROCKWELL GROVE, WHITLEY BAY**

Offers Over £685,000



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FOUR DOUBLE BEDROOMS | NORTH WEST FACING REAR GARDEN | IMMACULATE  
THROUGHOUT

Brunton Residential are delighted to welcome to the market this immaculate detached 'Sherbourne' by Taylor Wimpey located on Brockwell Grove within West Park, Whitley Bay with North West facing rear garden, two en suites and excellent access to the coast.

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



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Located on Brockwell Grove is this simply stunning detached Sherbourne set on a substantial plot with West facing rear garden and unspoilt views. Briefly comprising; entrance hallway with under stair store and access to the dining room, spacious lounge with walk in bay, family room with French doors onto the rear garden. Ground floor WC, breakfasting kitchen with ample work surface area, additional dining space and French doors offering further garden access. Utility space with garage access.

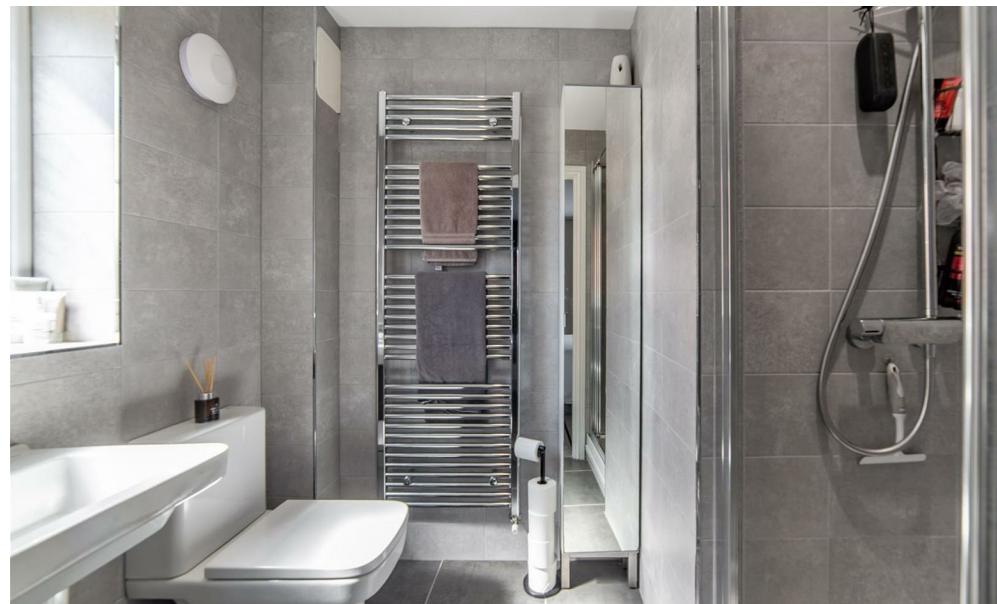
Off the first floor landing there are four double bedrooms, bedrooms one, two and three with built in wardrobes and bedrooms one and two benefit from en suite shower rooms. Completing this floor is the family three piece bathroom with shower over the bath.

Externally there is a double drive offering off street parking for multiple vehicles leading to the double garage with remote control roller shutter door alongside a low maintenance front garden. To the rear is an IMMACULATE North West facing rear garden with multiple seating areas ideal for alfresco entertaining as well as the summer house which is fully equipped with lighting and electricity.

### 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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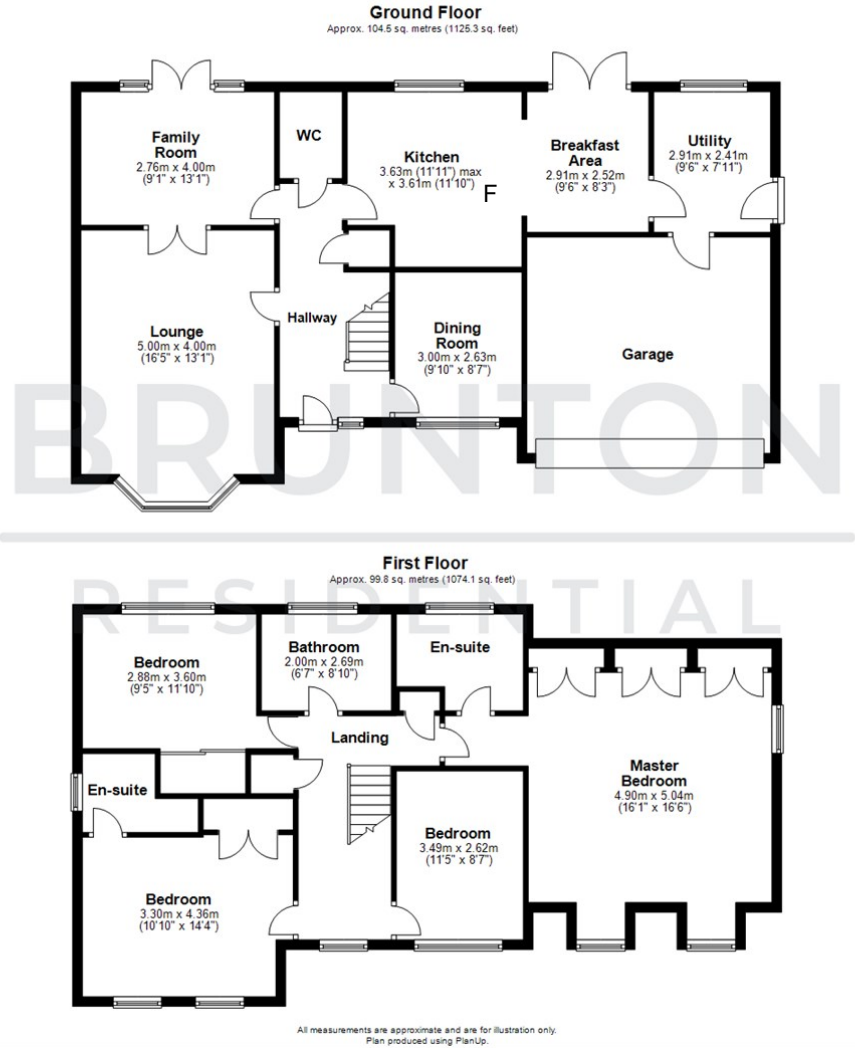
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	