

# BRUNTON

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## RESIDENTIAL



**BARMOOR DRIVE, GREAT PARK, NE3**

**Offers Over £325,000**



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FOUR BEDROOMS | EN SUITE | DETACHED FAMILY HOME | GARAGE

Brunton Residential are delighted to welcome to the market this immaculate four bedroom detached family home on Barmoor Drive with detached garage, ground floor WC and South facing rear garden.

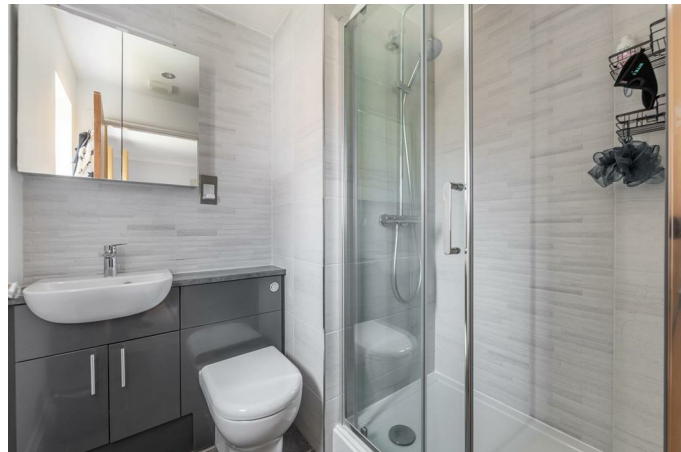
For more information and to book your viewing please call our team on 0191 236 8347.



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Brunton Residential are delighted to welcome to the market this four bedroom detached family home on the sought after Barmoor Drive within the Great Park, Gosforth. Briefly comprising; entrance hallway with ground floor WC and double doors into the dining room, lounge & family area spanning the depth of the property with French doors onto the rear garden. Kitchen with floor and wall units as well as the utility space with further garden access.

Off the landing to the first floor there are four well proportioned bedrooms, bedroom one with en suite shower room. Completing this floor is the family three piece bathroom with shower over the bath.

Externally there is a small, easy to maintain town garden to the front, to the rear there is a stunning South facing garden with access to the detached garage.

### Tenure

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

Council Tax Band E





# BRUNTON

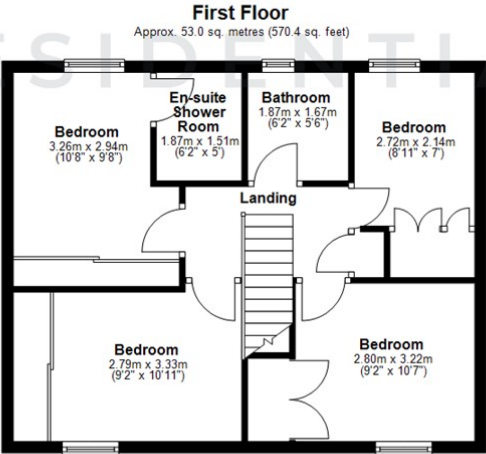
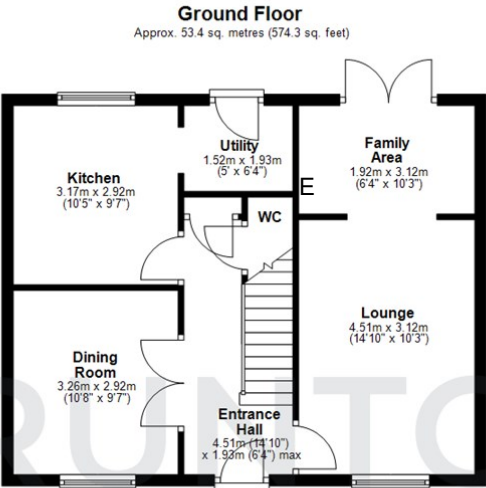
## RESIDENTIAL

TENURE : Freehold

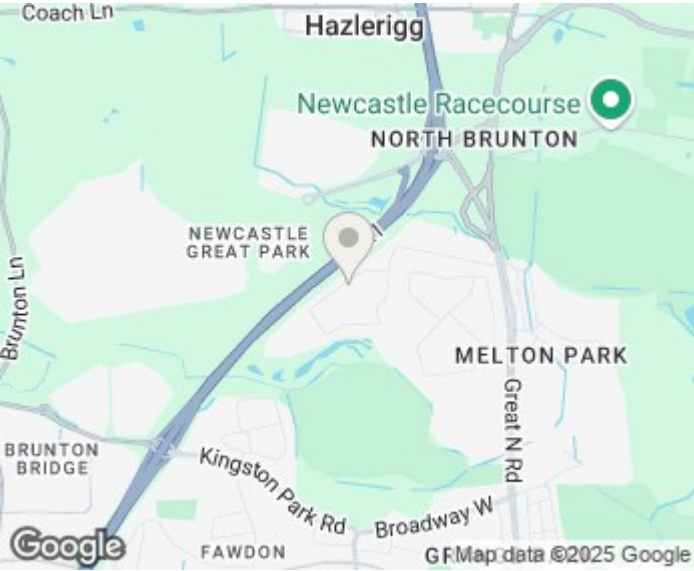
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING :



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>		
(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 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		