

# BRUNTON

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## RESIDENTIAL



**HOLLY COURT, CYGNET PARK, NE12**

**Offers Over £300,000**



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### THREE BEDROOMS – DETACHED HOME – IMMACULATE THROUGHOUT

Brunton Residential are pleased to offer this well-presented three-bedroom detached 'Greystone' by Avant Homes, located in the popular Holly Court development in Cygnet Park, Killingworth.

The home offers three bedrooms, with the principal bedroom benefiting from an en suite. There are two bathrooms in total, generous living accommodation, and excellent parking for up to four vehicles. Situated in a peaceful, family-friendly area with easy access to local amenities and excellent transport links.



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Upon entering, you step into an open-plan area, with the living space to the right featuring doors that open onto the rear garden. To the left, the kitchen/diner is positioned at the back of the property, with a downstairs WC and a utility area tucked behind double doors.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from an upgraded en suite, while the family three piece bathroom has also been finished to a high standard being fully tiled with shower over the bath.

Externally, the property offers a double-length driveway to the rear, along with a detached garage. The rear garden is of a good size, mainly laid to lawn and enclosed by fenced boundaries an ideal space for alfresco entertaining.

### Tenure

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

Council Tax Band D





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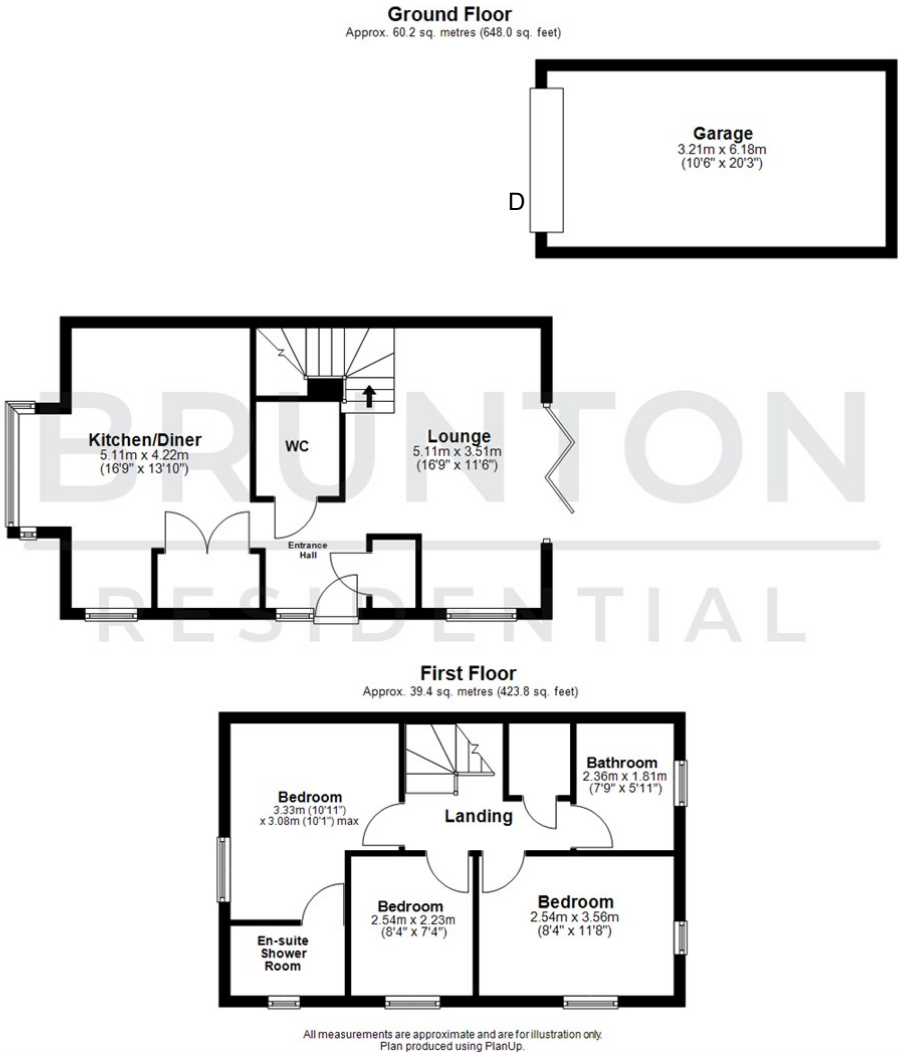
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

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) A		95	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	