

# BRUNTON

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## RESIDENTIAL



**BRAMBLE WAY, GREAT PARK, NE13**

**£1,700 Per Month**



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Nestled in the desirable area of Great Park, Bramble Way presents an exceptional opportunity to acquire a stunning detached house that is perfect for family living. This impressive property boasts four spacious bedrooms, providing ample room. The well-designed layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family.

With three modern bathrooms, this home ensures convenience and comfort for all residents. The property is further enhanced by its energy efficiency, holding an EPC rating of B.

For those with vehicles, the property offers parking for two vehicles. The surrounding area is known for its community spirit and excellent amenities, making it an ideal location for families and professionals alike.

This home is a must-see for anyone seeking a blend of comfort, style, and practicality in a sought-after location.

AVAILABLE 1ST AUGUST 2025 - COUNCIL TAX BAND E - AVAILABLE UNFURNISHED



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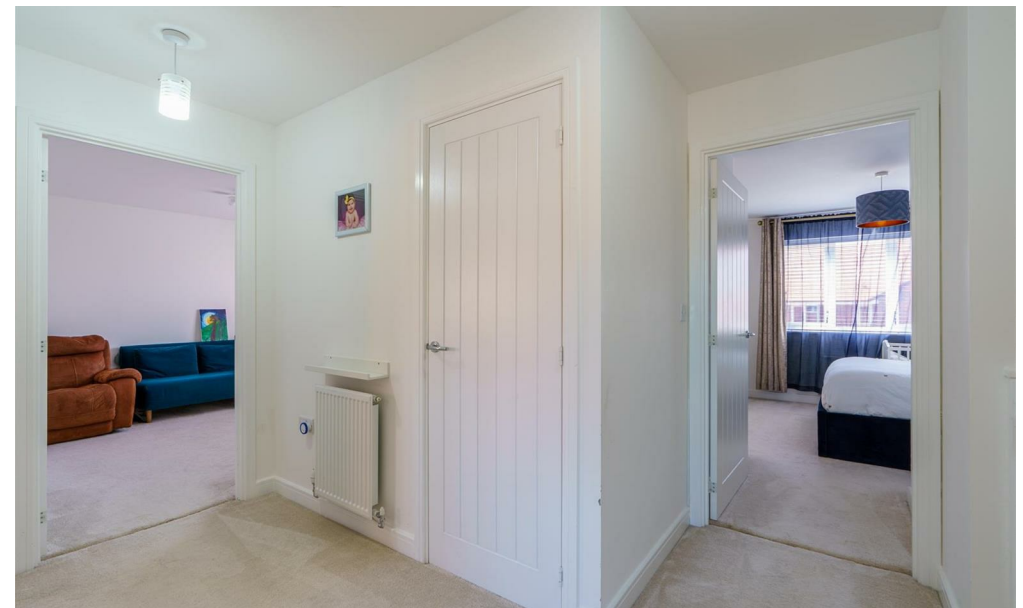




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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC