

# BRUNTON

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RESIDENTIAL



**EDEN WALK, ST. MARY PARK, NE61**

**Offers Over £450,000**



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**FOUR BEDROOM - IMMACULATLEY PRESENTED - DETACHED**  
Brunton Residential are delighted to bring to the market this outstanding four bedroom property located in the popular area of Eden Walk. This home offers a high spec throughout and ample space for a growing family. Located close to local amenities and schools.



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Accommodation briefly comprises of; Entrance hallway offering ample space with access to a generously sized lounge allowing access to the rear gardens through bi-folding doors. Across from the lounge you have the dining room which can be used as an office or playroom. Leading on through the hallway there is a fantastic, modern kitchen fully equipped with integrated appliances and coordinated work surfaces and cupboard space. In addition to this, there is a family room which is slightly separated from the kitchen but also allows for that open plan feel. The rear gardens can be accessed through black, aluminium sliding doors from the kitchen.

The first floor consists of a large landing offering access to a superb sized bedroom, which has plenty of space for bedroom furniture and also offers great built in storage space, this room is finished nicely with a well-equipped en suite. Next to this is a good size bedroom which offers ample space and another fantastic en-suite. There is a further bedroom that has built in cupboard space allowing space for storage. Another final bedroom offers excellent space, this also features a storage cupboard for space. To finish this floor there is a great family bathroom.

To the front of the property, there is a pathway with direct access to the home with lawned areas on either side. To the rear of the property is an excellent garden offering lawned and paved areas with wall and fenced boundaries allowing for privacy. There is fantastic space for parking on a large driveway and a superb double garage.





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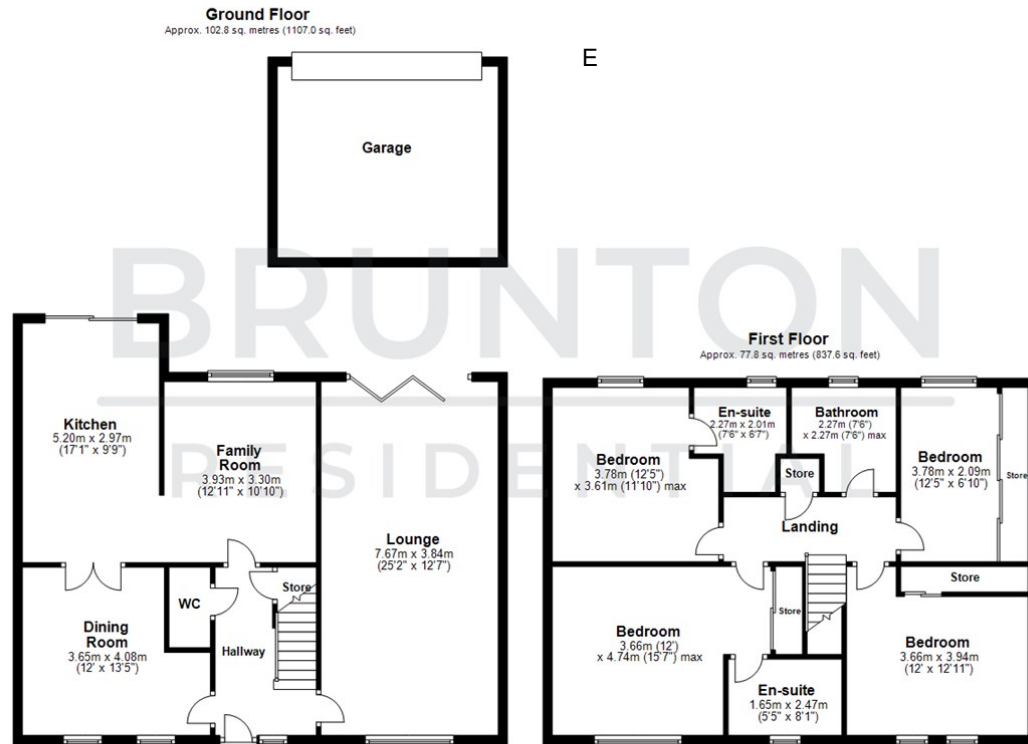
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



Total area: approx. 180.7 sq. metres (1944.6 sq. feet)

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>			<b>92</b>
(81-91) <b>B</b>		<b>84</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	