

BRUNTON

RESIDENTIAL



CHEVIOT WAY, ST. MARY PARK, NE61

Offers Over £389,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



FANTASTIC FAMILY HOME - DETACHED - FOUR BEDROOM

Brunton Residential are delighted to offer for sale this fantastic family home located on Cheviot Way within St. Mary Park in Stannington. This superb property is in an excellent condition throughout, is in a sought after location and has a garden orientated to the South.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Accommodation briefly comprises; entrance hall with WC and staircase leading to the first floor. The ground floor includes, a front-facing lounge, and a stunning kitchen/dining room designed in a contemporary style. The kitchen is equipped with a central island, wall and floor units with coordinated work surfaces and integrated appliances. French doors open from the dining area to the patio and rear garden. The garage has been partially converted to create a utility room from the hallway.

Upstairs, the master bedroom is a highlight, with fitted wardrobes along one wall and an en-suite shower room/WC. There are two additional double bedrooms, a fourth single bedroom which would make an excellent nursery or home office, and a family bathroom featuring a bath with a shower and screen. Externally, the property offers a large driveway to the front providing ample off-street parking and access to the garage/storage area. To the rear, is a lovely south-facing garden laid to lawn with patio area for seating.



BRUNTON

RESIDENTIAL

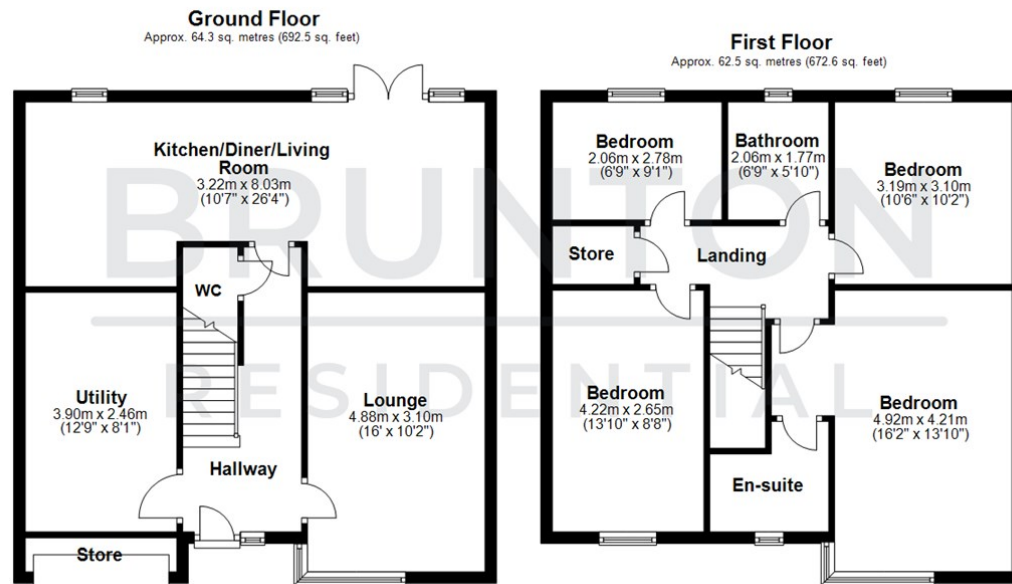
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



Total area: approx. 126.8 sq. metres (1365.1 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) A			91
(81-91) B		80	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	