



**Mount Park, NE9 7UQ**  
**4 Bed - House - Detached**  
**£359,995**

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Welcome to Mount Park, an exceptional assortment of high-quality 3 & 4-bedroom residences situated in Springwell Village, Gateshead. Mount Park accommodates purchasers with varying budgets and needs. Whether you're a family seeking more space, requiring additional living area, or simply desiring a move to a more economical and eco-friendly home, it's the perfect setting to embark on the next phase of your life.

#### PLOT 67

The Rochester presents itself as an opulent 4-bedroom detached residence featuring an integrated garage. On the ground floor, you'll discover a bright and airy front lounge enhanced by a distinctive bay window. Additionally, there's a magnificent open-plan kitchen/family/dining area boasting high-quality bi-fold doors that lead to the rear garden. This seamless integration of indoor and outdoor spaces enhances the overall spaciousness of the home environment.

Moving upstairs, the ample master bedroom is equipped with a fitted wardrobe and a luxurious en-suite, accompanied by three further spacious bedrooms and a family bathroom. Practicality abounds in this residence, with the inclusion of a utility room and downstairs cloakroom. The Rochester also incorporates HIVE heating and fixtures sourced from esteemed brands like Hansgrohe and Ideal Standard.

Esh Homes uphold a high standard of specification across all their residences, with renowned brands such as Beko, Porcelanosa, and HIVE included. Moreover, their homes come equipped with spotlights, appliances, alarm systems, and block-paved driveways as standard.

THIS PROPERTY HAS A B ENERGY RATING.



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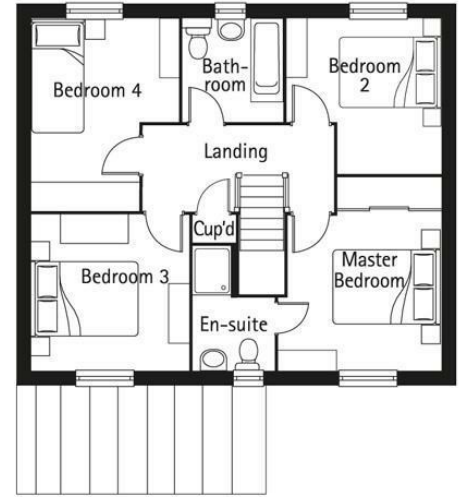
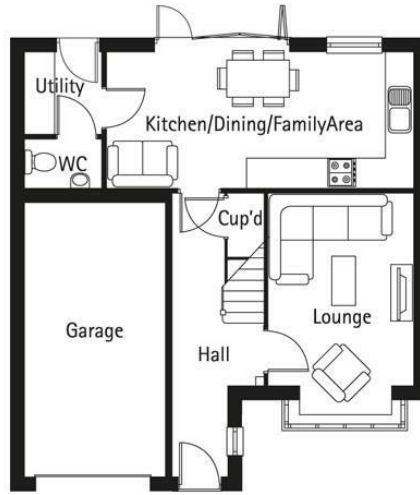
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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