

BRUNTON

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THE MAPLES, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£384,950

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PLOT 405 'THE MARSTON'- THE MAPLES

There's space in this detached family house for four bedrooms and a study and that's all just on the first floor. The Marston has super flexible living space downstairs too. The combination of an open-plan kitchen/dining room, a separate living room and an integral garage, make this new home the ideal choice for all the comings and goings of busy family life.

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The internal accommodation comprises: A welcoming entrance hallway, with a door on the right leading to the front-facing living room. A staircase on the left of the hallway takes you to the first floor, there is a useful under-stair storage cupboard located on the left, with the final door in the hallway taking you to the open-plan kitchen/dining room, with utility area. The utility area features a door leading to the downstairs WC. A garage completes the ground floor, which is accessed externally to the front.

Travelling to the first floor, there is a spacious landing, with doors leading off to all four bedrooms, the family bathroom and a separate study. Bedroom one is located on the front aspect and is a double room, with access to an en-suite shower room. Bedroom two is a double bedroom, also located on the front aspect. Bedrooms three and four, and the study are located on the rear aspect, with bedroom three a double room, and bedroom four a single room. The final doors off the landing are for the family bathroom and overstairs storage cupboard.

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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : New Build

EPC RATING :



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

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		
EU Directive 2002/91/EC		
England & Wales		