

# BRUNTON

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RESIDENTIAL



**THE MAPLES, GREAT PARK, NEWCASTLE UPON TYNE, NE13**

**£349,950**

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### PLOT 503 'THE GREENWOOD' - THE MAPLES

Sometimes you don't just need more space, but more private space to call your own. The Greenwood achieves that for you with two lovely ensuite bedrooms - one of them has the whole of the second floor to itself – to choose from. This is a great layout for a growing family, with plenty of space for family time on the ground floor.

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The internal accommodation comprises: An entrance hallway, which has stairs to the first floor, and doors leading off to the living room on the front aspect, downstairs WC, understairs storage cupboard and open plan Kitchen/Dining Room to the rear.

The kitchen features dual aspect, with a window in the kitchen area, and French Doors in the dining area. There is a door in the kitchen area leading to the utility room.

On the first floor, there is a landing with doors leading off to bedrooms two, three and four, along with the family bathroom and a useful storage cupboard. All bedrooms are double rooms, with bedroom four featuring an en-suite shower room.

Stairs from the first floor landing lead up to the second floor, where there is a spacious landing with a door leading to bedroom one. From the bedroom, there is an en-suite shower room and a useful storage cupboard.

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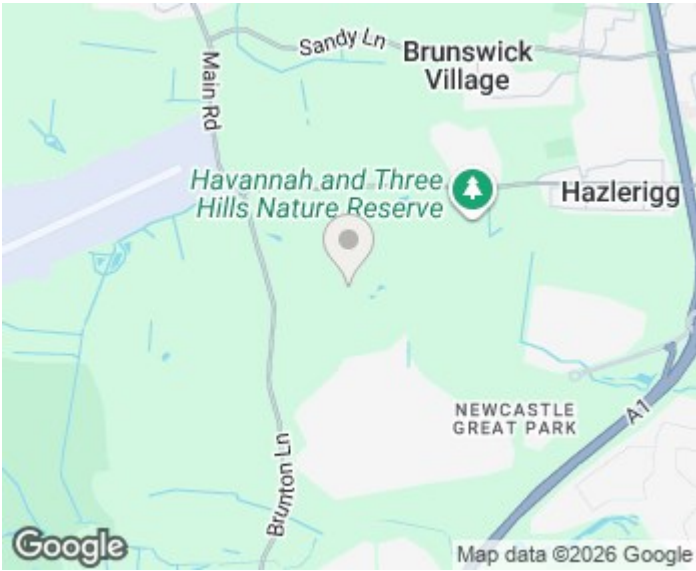
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TENURE : Freehold

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 |         |           |
| 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                                         |         |           |