

BRUNTON

RESIDENTIAL



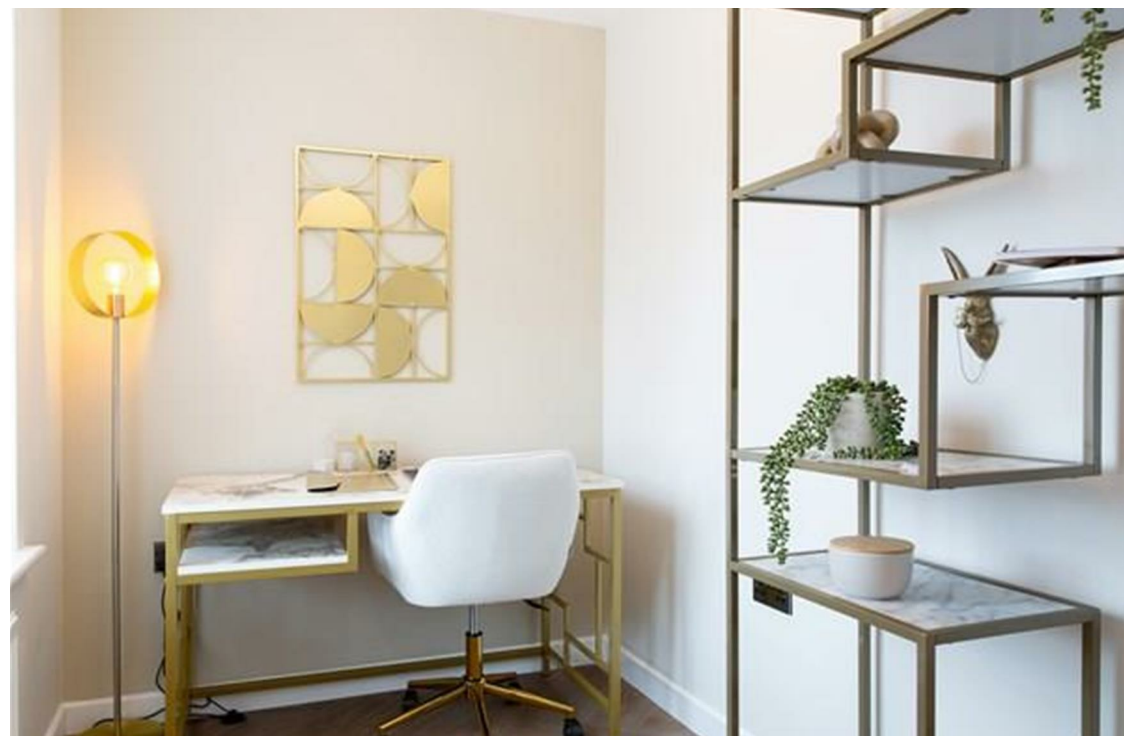
THE MAPLES, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£412,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



PLOT 495 'THE BRAMPTON' - The Maples

Family life works really well in this easy-to-live-in detached four-bedroom new home. The Brampton has the flexibility of open-plan space as well as separate private space. The main living area, with kitchen, dining and relaxed family zones, is at the heart of this home, while the living room and study give you all the opportunity to take a break and have some quiet time when you need it.

BRUNTON

RESIDENTIAL



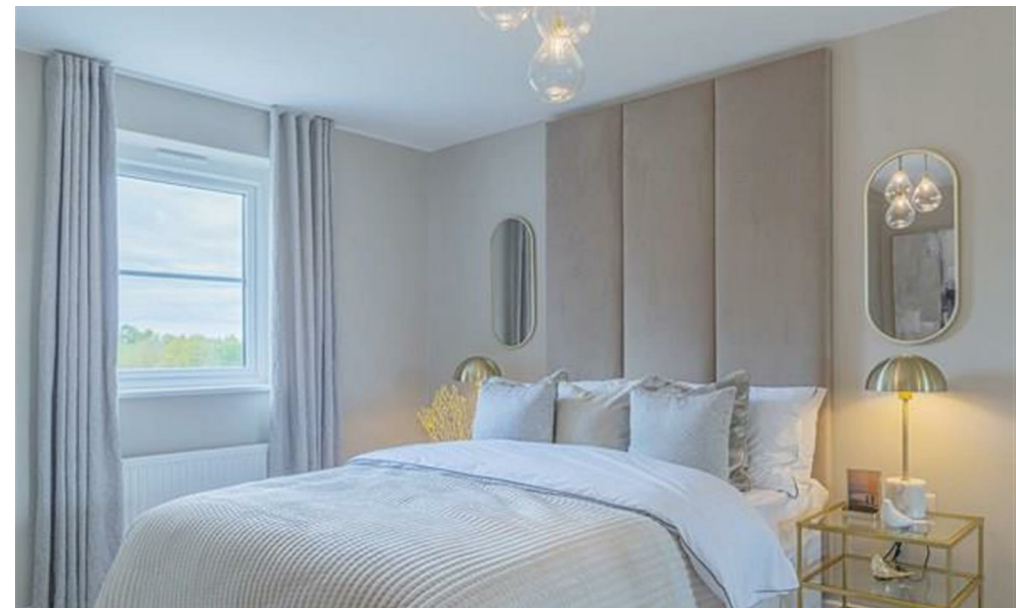
BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance hallway, with doors leading off to the living room, study and open plan kitchen/dining room/family room, alongside stairs to the first floor. The living room is front facing, and a good-sized reception space. The study is also front facing, and offers a versatile space a multitude of tasks.

The open plan kitchen/dining room and family room is the heart of the home, with dual aspect of French Doors and a window, it is bright and airy, and offers a spacious environment to enjoy meals, and family time, a useful storage cupboard located under the stairs and is accessed via the dining area. The family room features a door leading to the utility room, where you will find a door to the downstairs WC and external door to the rear garden.

On the first floor, there is a spacious landing with doors leading off to all four bedrooms, and the family bathroom. Bedroom one is a double room and features an en-suite shower room, bedroom two is another double, and features a handy storage cupboard located above the stairs. Bedrooms three and four are both double bedrooms, located on the rear aspect with the family bathroom located between the two. A storage cupboard located on the landing completes the internal accommodation.



BRUNTON

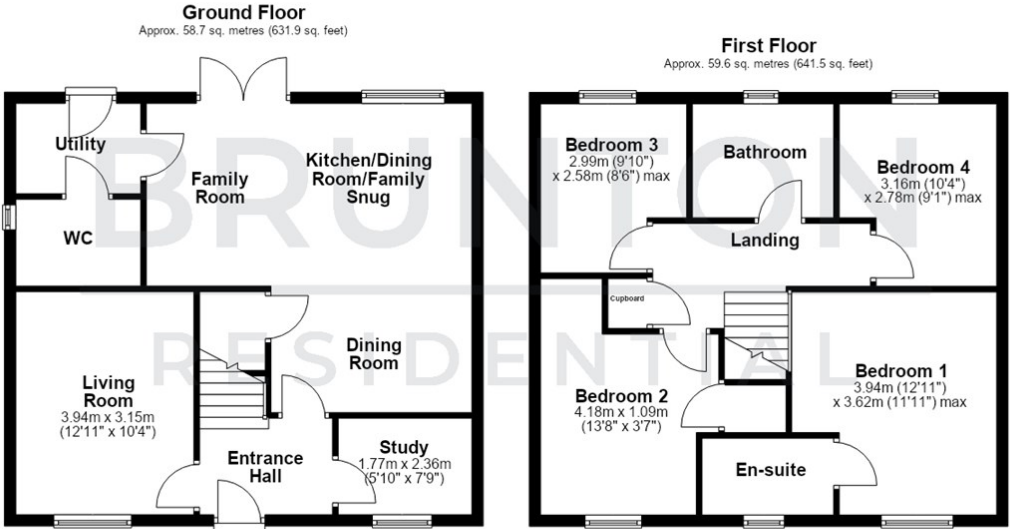
RESIDENTIAL

TENURE : Freehold

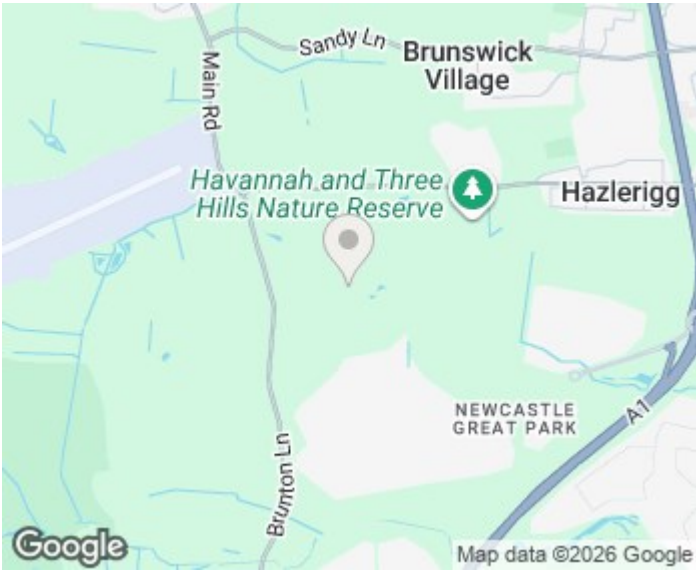
LOCAL AUTHORITY :

COUNCIL TAX BAND : New Build

EPC RATING :



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)



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		