

BRUNTON

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THE MAPLES, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£399,950

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PLOT 505 'THE LAMBRIDGE' - THE MAPLES

The Lambridge is a four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room with a bay window, a downstairs WC and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.

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The internal accommodation is comprised of: An entrance hallway, with stairs to the first floor, and doors leading to the living room, downstairs WC, and kitchen/diner. The living room is spacious and features a bay window letting in lots of natural light.

The open plan kitchen/dining room also features a family area, with French Doors leading to the rear garden. There is a useful storage cupboard located under the stairs and accessed via the kitchen/diner. The utility is accessed via the kitchen, and features an external door leading to the side of the property.

Travelling to the first floor, the landing has doors leading to all four bedrooms, the study, family bathroom and a storage cupboard. Bedroom one is a double room and features an en-suite shower room. Bedroom two is a double bedroom with an upstairs storage cupboard. Bedrooms three and four are double rooms located on the rear aspect with the study situated between the two bedrooms.

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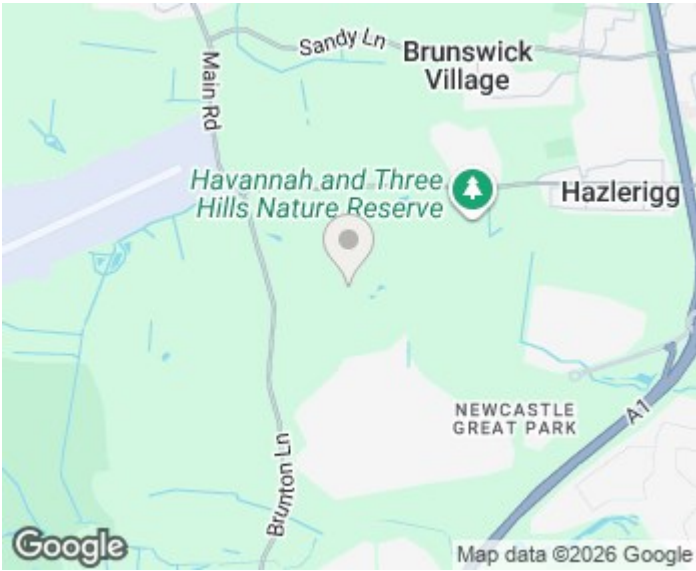
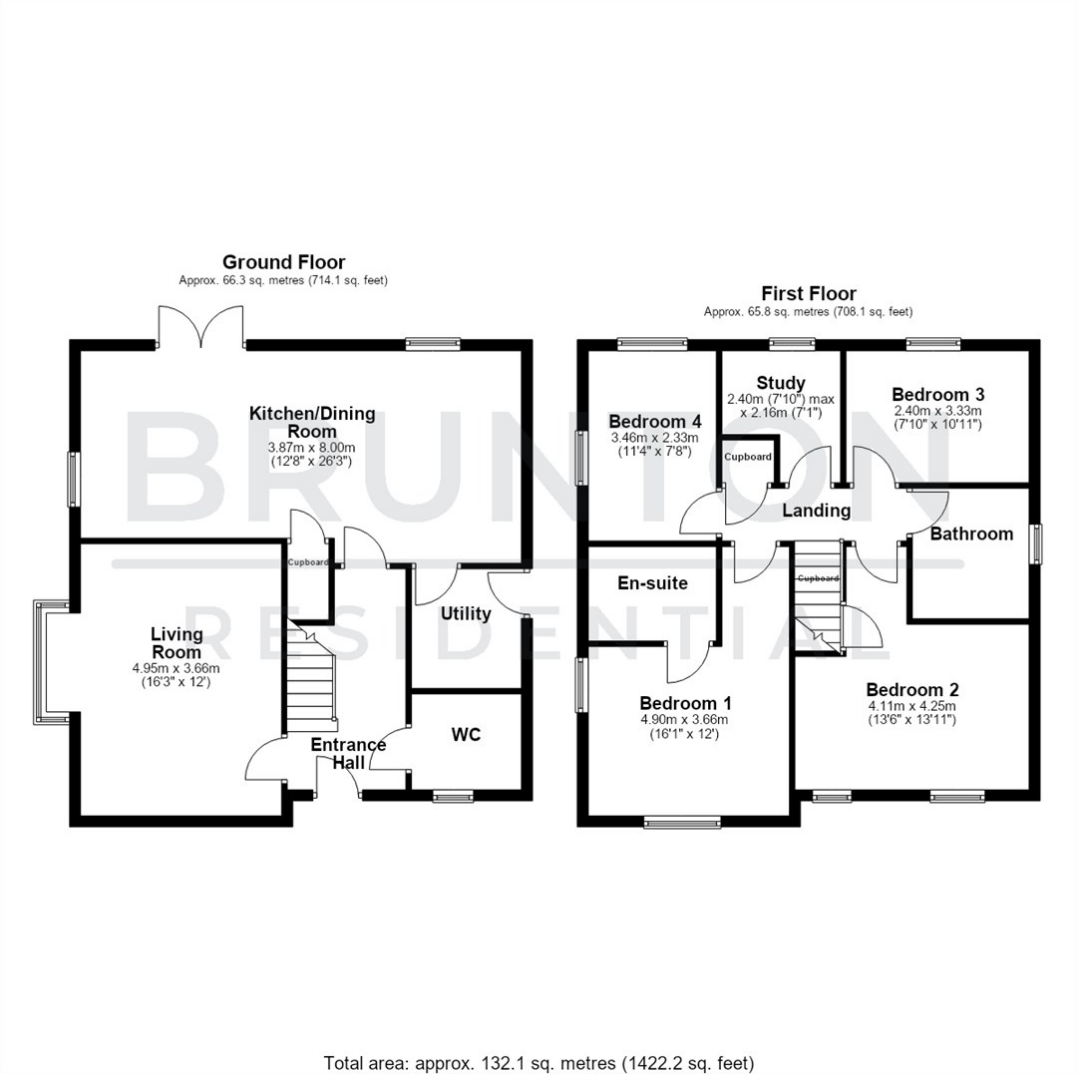
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TENURE : Freehold

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		
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		