

# BRUNTON

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## RESIDENTIAL



**ELEMORE CLOSE, GREAT PARK, NE13**

**£1,300 Per Month**

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**\*\*360 Virtual Tour - Available November 2026 - Rent £1,300pcm - 3 Storey Semi-Detached House  
- Private Driveway - Integrated Kitchen - Gas Central Heating - Additional Family Room - Very  
Popular Style Home - Call Today**

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Brunton Residential are pleased to offer to the market this three-bedroom, two-bathroom, three-story house, located on a quiet plot on Elemore Close, Great Park. Situated close to a play park, paths and cycle routes, this property would make an ideal family home.

Accommodation briefly comprises of an entrance hallway with access to the kitchen/diner with a door to the rear gardens, a downstairs WC and an internal door to the converted family room. The modern kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances, along with room for formal dining. The first-floor landing provides access to a full-width lounge area to the rear with two large windows providing lots of natural light, there is also a double bedroom to the front.

Finally, the top floor offers two more double bedrooms with fitted wardrobes, one with an en-suite shower room along with a fully tiled family bathroom WC. Externally, to the front, there is a driveway providing off-street parking & pathway access to the property. the rear is a garden laid mainly to lawn with some mature plants and fenced boundaries.



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 88        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   | 78      |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |