

BRUNTON

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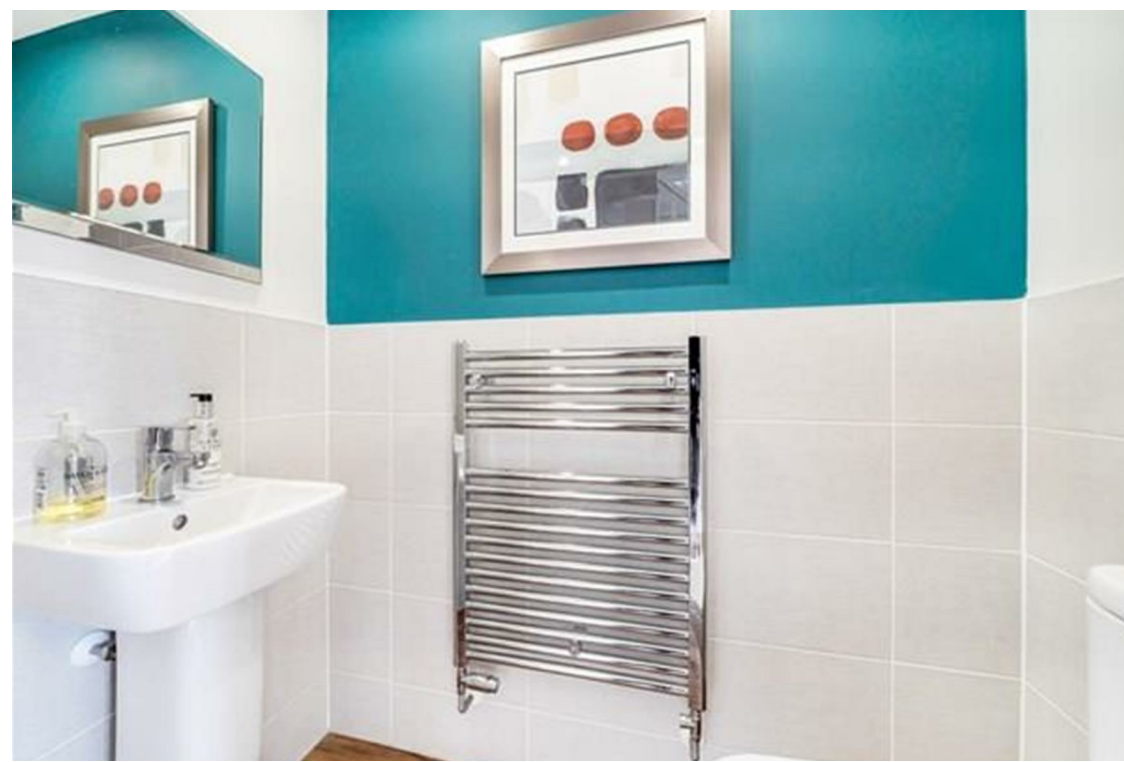
THE MAPLES, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£329,950

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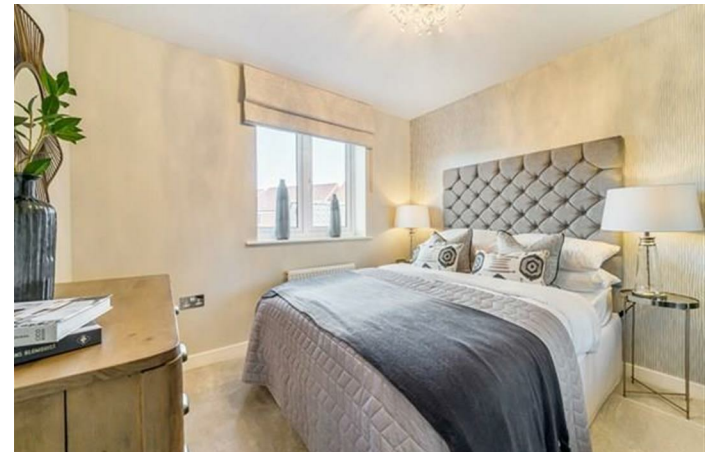


PLOT 413 'THE SHERWOOD' - THE MAPLES

The Sherwood opens its doors to family life, with the balance of an open plan kitchen/dining room and a separate living room. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French doors to the garden mean a lovely place to start and end the day.

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The internal accommodation comprises: An entrance hallway with stairs leading to the first floor, and two doors four doors leading to the front facing living room, understairs storage cupboard, downstairs WC and rear facing kitchen/diner.

The kitchen diner features dual aspect, with both a window and French Doors leading to the rear garden. There is also a utility accessed via the kitchen diner.

To the first floor, the landing offers access to all three bedrooms, with bedroom one being a double and featuring an en-suite shower room, bedroom two is another double, and bedroom three is a good-sized single room. The family bathroom is accessed from the landing, alongside two useful storage cupboards.



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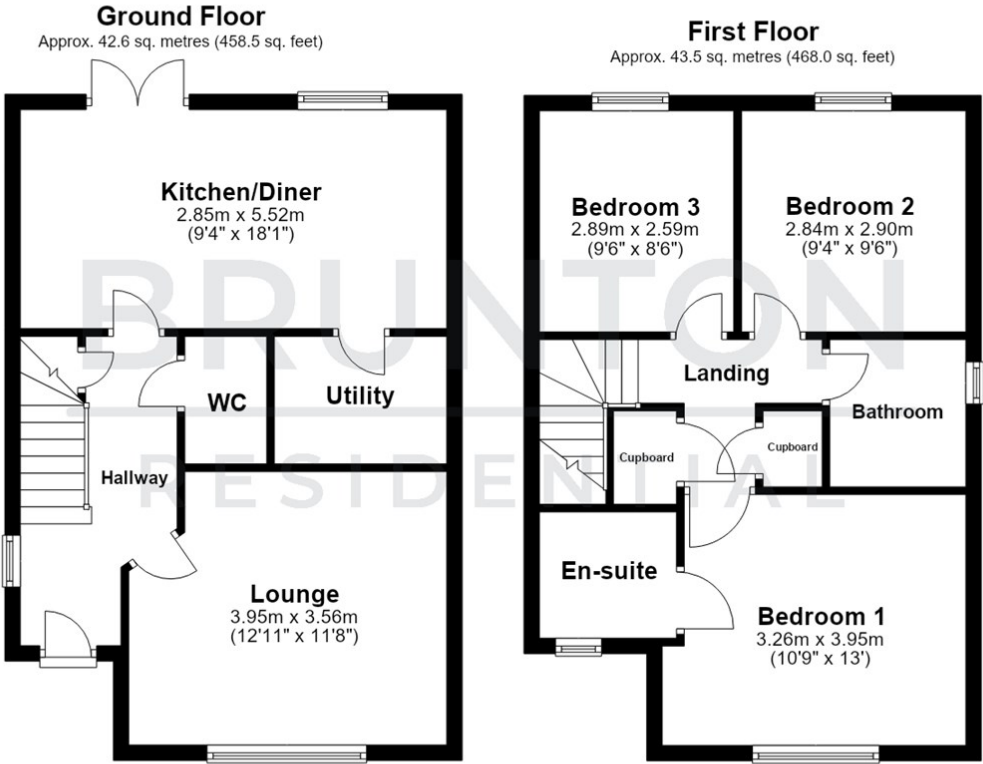
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : New Build

EPC RATING :



Total area: approx. 86.1 sq. metres (926.5 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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		