

# BRUNTON

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RESIDENTIAL



**LAVENDER DRIVE, GREAT PARK, NE13**

**Offers Over £350,000**

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### DETACHED HOME - SOUGHT AFTER LOCATION - FOUR BEDROOMS

Brunton Residential is proud to present this lovely four-bedroom detached home on Lavender Drive.

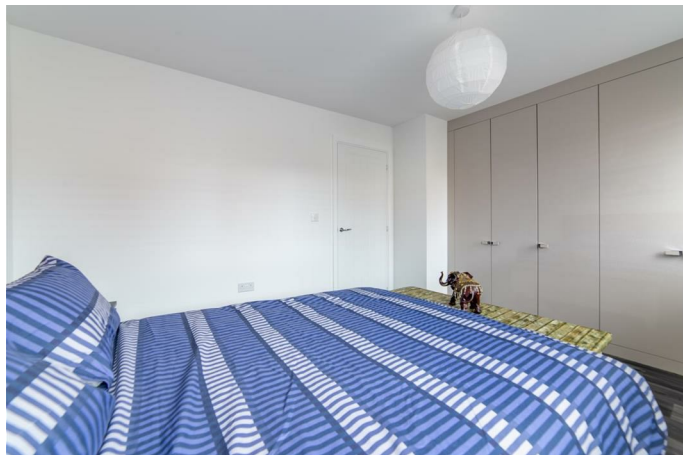
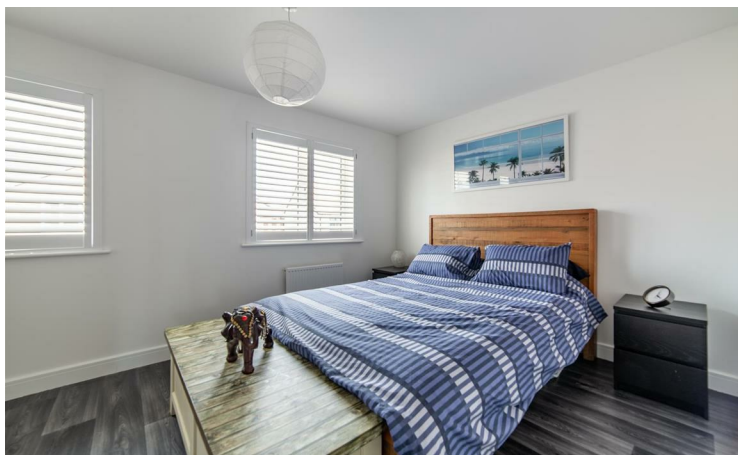
The property boasts four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite. The home also features a bright and airy living room with Velux skylights, a well-equipped kitchen, and a lovely enclosed rear garden.

The property is ideally located within close proximity to local amenities and transport links.

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Upon entry, you step into a welcoming hallway leading a spacious lounge with a front-facing window and stairs to the first floor. To the rear of the lounge is a WC to the left and a useful storage cupboard to the right. As you proceed further, you enter a well-equipped kitchen with integrated appliances and space for formal dining. At the rear end of the ground floor, the home has been extended with the addition of a delightful sun room. This inviting space features French doors leading to the rear garden and is enhanced by dual-aspect windows and Velux skylights.

The first-floor landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms and there is also a convenient study. The first floor benefits from a storage cupboard adjacent to the bathroom and built-in cupboards in the bedroom toward the front of the property.

Externally, the home features a lovely enclosed lawned rear garden with shrubs along the fence line. To the front of the property, there is a driveway for off-street parking which also leads to the integral garage.



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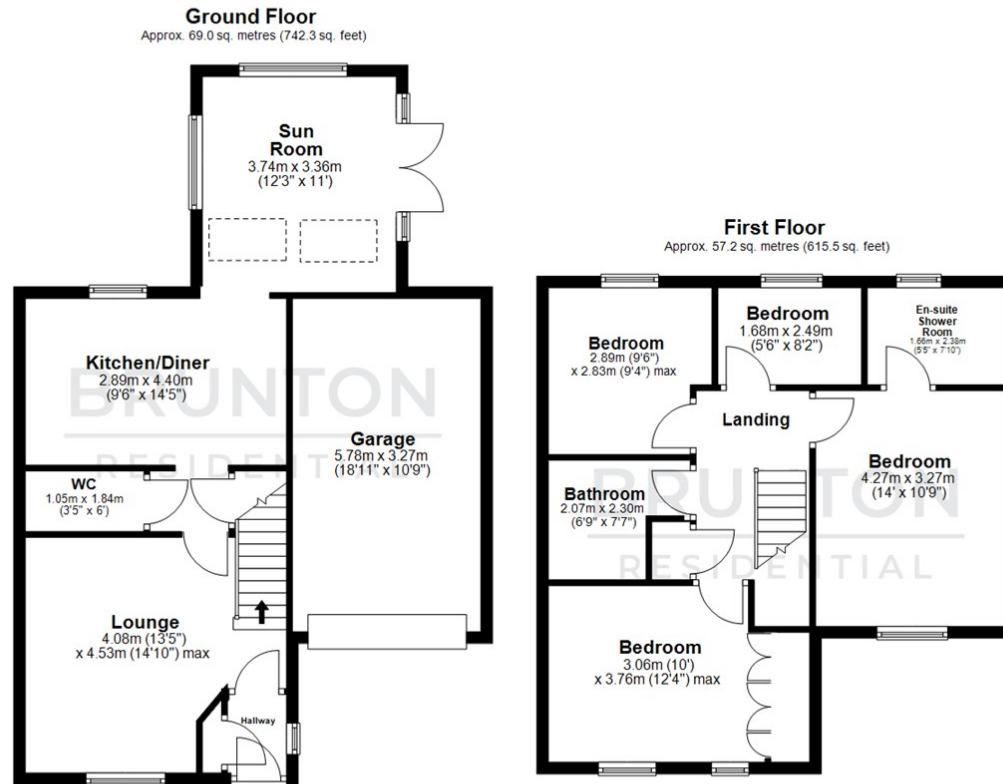
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	