

BRUNTON

RESIDENTIAL

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13 9BJ



Lambley Way

Great Park, NE13 9BZ

FANTASTIC FAMILY HOME - CORNER PLOT WITH OPEN ASPECT - MANICURED GARDENS
Brunton Residential are delighted to offer this excellent detached home built by Taylor Wimpey. This property benefits from an open aspect to the front and has some excellent gardens to the front, rear and side.

Asking Price £499,950

7 Lambley Way

Great Park, NE13 9BZ



One of only a handful of the same style on the Great Park development, the property features over 2,000 square feet of accommodation, with generous proportions throughout. This home is positioned perfectly, it overlooks the 'wildlife corridor' in-between the original and new parts of Great Park. The children's play park is visible from the front door, with Havannah First school and Great Park Town Centre a short walk away.

Presented to an extremely high standard, and with a bright and spacious feel to the property, the layout is briefly made up of a spacious entrance hallway. Double doors lead through to the triple aspect lounge, with feature corner window and French doors to the rear garden. Also off the hallway is the dining room, currently being used as a snug, again with French doors to the rear garden. The kitchen can also be accessed from either the dining room or the hallway, with Quartz work surfaces, integrated appliances and plenty of space for a breakfast table. There is also a separate utility room. The ground floor office is located at the front of the property, as is the downstairs WC, both accessed from the hallway.

To the first floor, the luxurious master bedroom features fitted wardrobes, walk through dressing area, a spacious en-suite shower room and access to the corner balcony. There is a further en-suite bedroom, again with fitted wardrobes, and two further bedrooms, plus the family bathroom.

Externally the property occupies a desirable plot with a rear garden that enjoys a Westerly aspect to allow for lots of sun light at different times of the day. The rear garden in particular has been landscaped with two feature block paved areas along with circular lawned sections and a sun terrace. There are also gardens to the front and side of the house, both of which are planted with a range of trees shrubs and seasonal flowers.

The double garage is positioned to the rear with double parking in front.

ON THE GROUND FLOOR

Entrance Hall

12'4" x 13'10" (3.77m x 4.22m)

WC

Lounge

26'9" x 17'4" (8.16m x 5.29m)

Dining Room / Snug

11'5" x 13'10" (3.49m x 4.22m)

Office

8'2" x 10'7" (2.49m x 3.23m)

Kitchen

16'8" x 10'7" (5.08m x 3.23m)

Utility

5'10" x 7'10" (1.77m x 2.38m)

ON THE FIRST FLOOR

Bedroom

14'10" x 13'0" (4.51m x 3.97m)

En-suite

7'9" x 8'8" (2.35m x 2.64m)

Dressing Area

6'2" x 5'0" (1.88m x 1.53m)

Bedroom

12'8" x 13'9" (3.85m x 4.19m)

Bedroom

11'6" x 13'1" (3.50m x 4.00m)

Bedroom

8'1" x 11'10" (2.47m x 3.61m)

En-suite

4'7" x 7'6" (1.39m x 2.28m)

Bathroom

9'8" x 7'6" (2.95m x 2.28m)

Balcony

9'10" x 3'5" (3.00m x 1.05m)

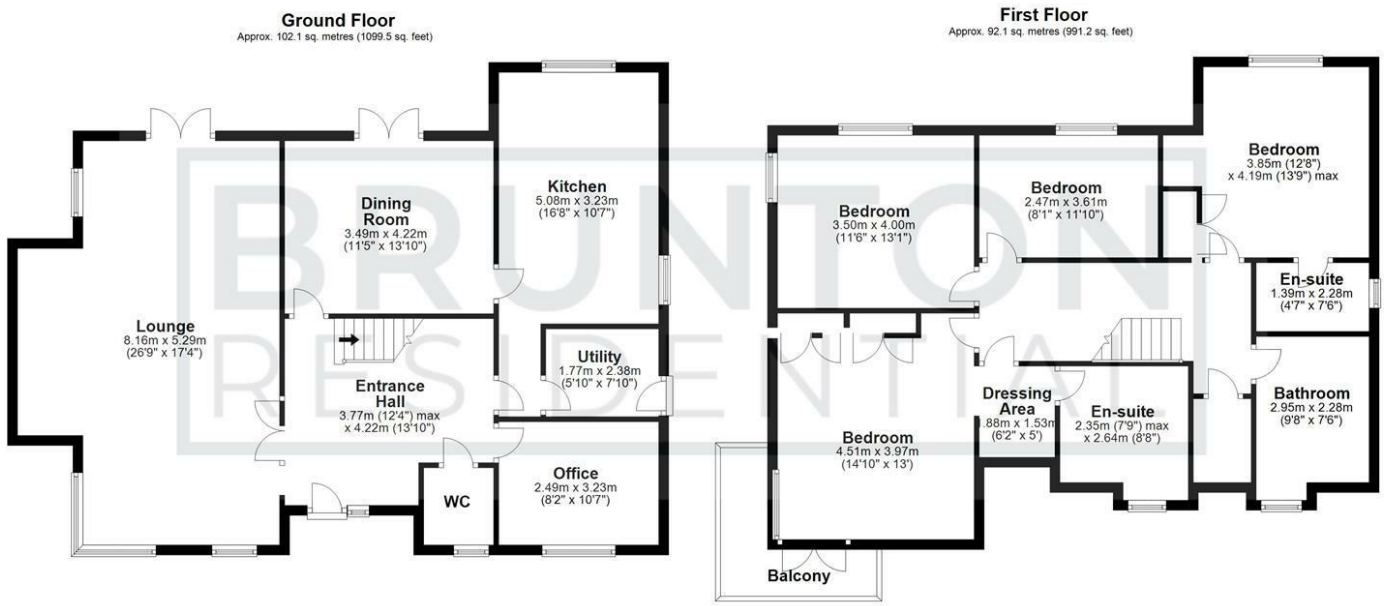
Disclaimer



- DETACHED FAMILY HOME
- OPEN ASPECT TO THE FRONT
- FRONT, REAR & SIDE GARDENS
- FOUR BEDROOMS
- DOUBLE GARAGE
- PERFECT FAMILY HOME



Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		81	87
	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		