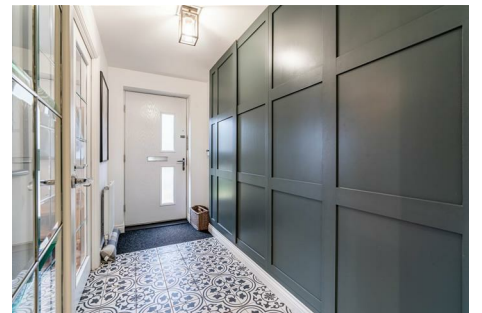


T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13
9RT



Roseden Way

Great Park, NE13 9DS

FIVE BEDROOM - IMMACULATLEY PRESENTED - DETACHED

Brunton Residential are delighted to bring to market this "Lavenham" style five bedroom home situated on the popular street of Roseden Way, Great Park. This stunning detached home offers open space throughout with an immaculate finish and would be the ideal family home, offering perfect access to local schools and amenities.

Offers Over £475,000

88 Roseden Way

Great Park, NE13 9DS



Accommodation briefly comprises of: entrance hallway offering immediate access to cosy lounge. Leading through to a renovated kitchen/diner with fantastic, wall and floor units with coordinated work surfaces, integrated appliances and the recent addition of a kitchen island providing a great space for entertaining and informal dining and French doors allow access to the rear gardens. An open doorway offers access to the family room found to the rear of the property which also features French doors leading to the garden. To complete this floor there is a WC conveniently situated next to the staircase.

The first floor consists of a fantastic master bedroom with a Juliette balcony, this ample space offers direct access to a well-equipped ensuite that features a spacious walk-in shower. This room offers added extras such as fitted wardrobes which give great practicality and make use of the space well. There is another large bedroom which comes with fantastic space for bedroom furniture and another great size ensuite. There is three further generous size bedrooms which all allow great space for office use, kids bedrooms or a guest room featuring a double bed and other bedroom furniture.

Externally, there is an large double driveway which leads to the double garage with integral access. There is a pathway with direct access to the property and a small lawned area with hedged boundaries. To the rear, the garden offers a combination of decked, lawned and paved areas with planters surrounding the rear of the gardens and an area made up of bark for a childrens play space.

ON THE GROUND FLOOR

Hallway

WC

5'4" x 3'0" (1.62m x 0.92m)

Lounge

10'5" x 10'1" (3.17m x 3.07m)

Kitchen/Diner

17'7" x 19'10" (5.37m x 6.05m)

Utility

5'4" x 5'8" (1.62m x 1.72m)

Family Room

17'7" x 13'0" (5.37m x 3.95m)

Garage

ON THE FIRST FLOOR

Bedroom

8'9" x 12'4" (2.66m x 3.76m)

En-suite

11'7" x 4'3" (3.54m x 1.29m)

Bedroom

11'9" x 12'8" (3.59m x 3.85m)

En-suite

Bedroom

12'3" x 9'6" (3.74m x 2.90m)

Bedroom

8'11" x 11'0" (2.73m x 3.35m)

Bedroom

9'3" x 11'5" (2.83m x 3.48m)

Bathroom

6'6" x 9'6" (1.97m x 2.90m)

Disclaimer



- FIVE DOUBLE BEDROOMS
- LAVENHAM STYLE
- WELL-SIZED REAR GARDEN
- IMMACULATE CONDITION
- RENOVATED KITCHEN
- SOUGHT AFTER LOCATION
- TWO EN-SUITES



Floor Plan



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	Environmental Impact (CO ₂) 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		85	93	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		England & Wales		EU Directive 2002/91/EC	