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Speckledwood Way

Great Park, NE13 9ED

DETACHED HOME - GREAT CONDITION - LARGE REAR GARDEN

Brunton Residential are delighted to offer for sale this four bedroom detached home located on Speckledwood Way in Great Park. This recently built property benefits from a large rear garden, is well presented throughout and offers off-street parking and integral garage.

Offers Over £295,000

44 Speckledwood Way

Great Park, NE13 9ED



The accommodation briefly comprises of; Entrance hallway providing access to; a lounge with a window to the front and double doors to the rear. There is a fully fitted kitchen with a range of appliances and French doors to the rear gardens. There is a utility room, storage cupboard and a separate WC.

The first floor consists of a master bedroom with a stylish ensuite shower room, bedroom two with a balcony, bedrooms three and four and a modern family bathroom.

Externally there is a large landscaped garden to the rear laid mainly to lawn with patio areas and fenced boundaries while to the front is a driveway providing off-street parking and access to the integral garage.

ON THE GROUND FLOOR

Hall

Lounge

16'4" x 12'0" (4.99 x 3.67)

Kitchen/Dining Room

11'6" x 18'2" (3.52 x 5.55)

Utility

WC

Garage

Landing

Master Bedroom

13'10" x 14'9" (4.23 x 4.50)

En-suite

5'11" x 6'3" (1.82 x 1.91)

Bedroom 2

13'5" x 9'10" (4.11 x 3.02)

Balcony

Bedroom 3

9'4" x 8'10" (2.86 x 2.71)

Bedroom 4

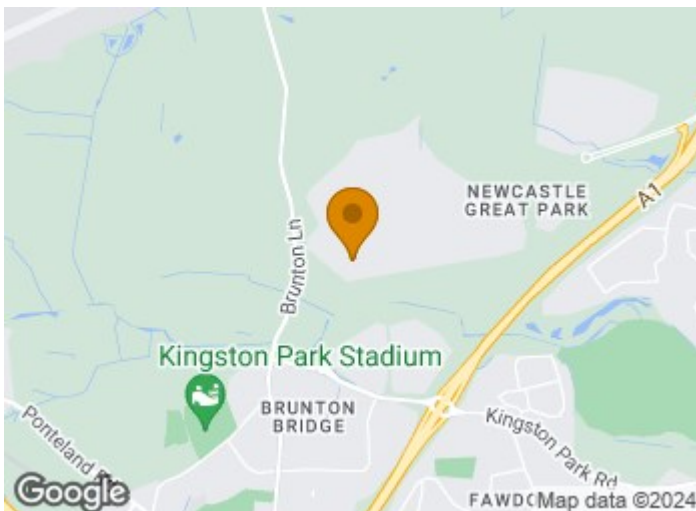
10'1" x 7'11" (3.09 x 2.42)

Bathroom

5'10" x 6'6" (1.80 x 1.99)

Disclaimer

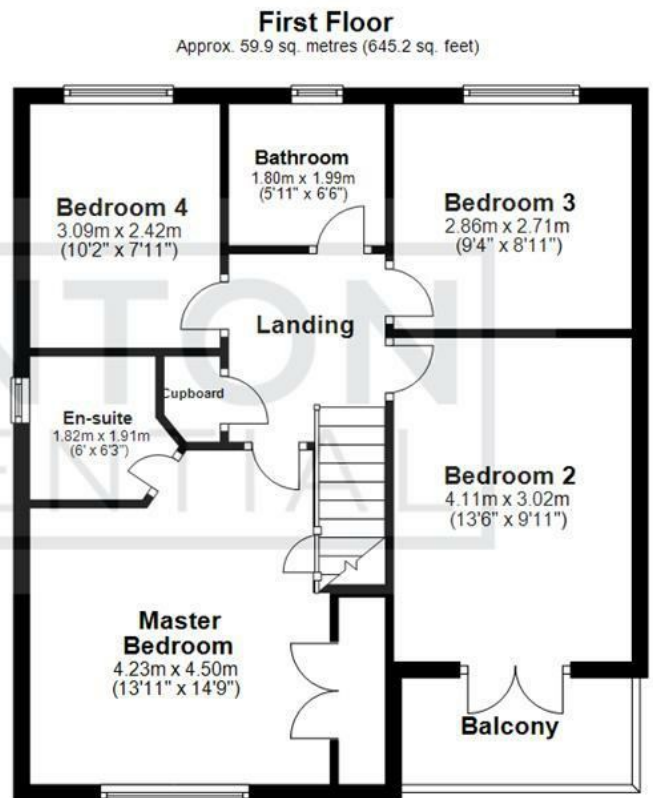
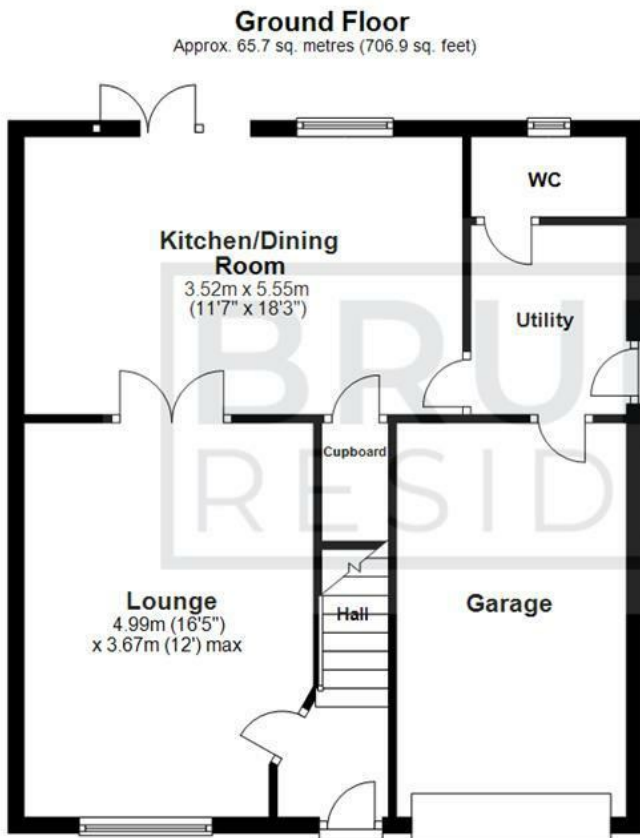
ON THE FIRST FLOOR



- FOUR BEDROOM
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN
- DETACHED
- EXCELLENT FAMILY HOME
- FREEHOLD
- GREAT CONDITION
- GARAGE & DRIVEWAY



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	90		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(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 ₂ emissions		

England & Wales EU Directive 2002/91/EC