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Roseden Way

Great Park, NE13 9DS

SPACIOUS FIVE BEDROOM HOME - DETACHED - POPULAR LOCATION

Brunton Residential are delighted to offer to the market this spacious five bedroom detached home, situated on Roseden Way within Great Park. This home offers ample living accommodation, garage and driveway for off-street parking and a well-sized rear garden.

Offers Over £399,995

243 Roseden Way

Great Park, NE13 9DS



Internally this property provides generous, well presented accommodation, briefly comprising: entrance hall, lounge, large kitchen diner with French doors to the rear garden, there is also a snug/office and ground floor WC. To the first floor there are four bedrooms, one with an en-suite shower room as well as the main family bathroom. The master bedroom is located on the top floor and features a further en-suite, walk in wardrobe and access to the balcony via French doors.

Externally, there is a small town garden to the front whilst to the rear is a mainly lawned garden with walled and fenced boundaries and pathway access to driveway and garage.

ON THE GROUND FLOOR

Hallway

Lounge

14'5" x 11'8" (4.40m x 3.55m)

Snug

10'7" x 9'1" (3.23m x 2.76m)

Kitchen/Dining Room

8'10" x 24'11" (2.69m x 7.60m)

WC

Bedroom

13'3" x 11'8" (4.03m x 3.55m)

En-suite

Bedroom

12'2" x 11'8" (3.70m x 3.55m)

Bedroom

10'10" x 9'1" (3.29m x 2.76m)

Bedroom

8'10" x 8'8" (2.69m x 2.64m)

Bathroom

Landing

Bedroom

13'5" x 15'7" (4.10m x 4.74m)

En-suite

Walk-in Wardrobe

Balcony

4'7" x 7'3" (1.40m x 2.20m)

Disclaimer

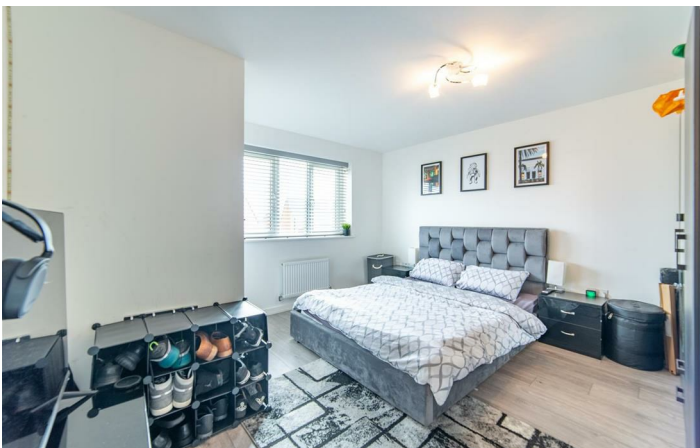
ON THE FIRST FLOOR

Landing

ON THE SECOND FLOOR



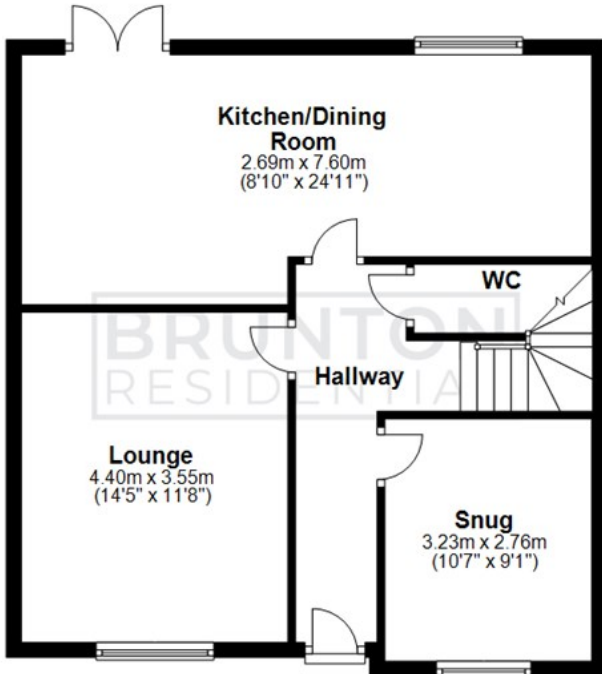
- SPACIOUS FAMILY HOME
- FIVE BEDROOMS
- REAR GARDEN
- DETACHED
- TWO EN-SUITES
- FULL-WIDTH KITCHEN DINER
- SOUGHT AFTER LOCATION
- GARAGE & DRIVEWAY



Floor Plan

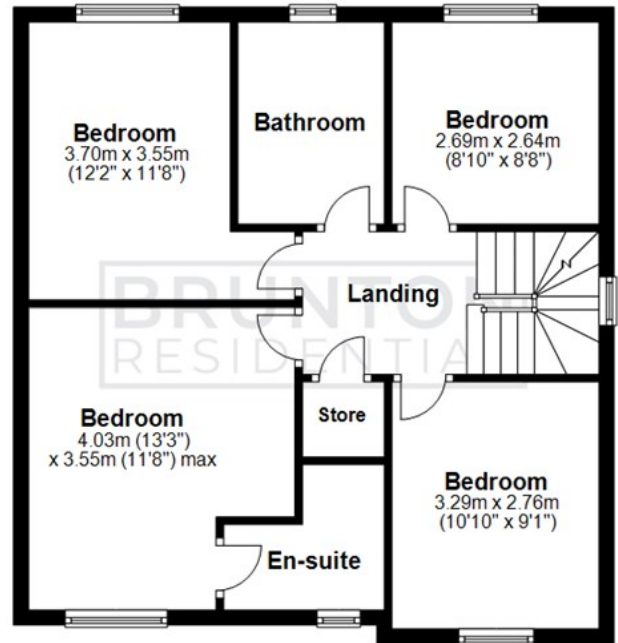
Ground Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



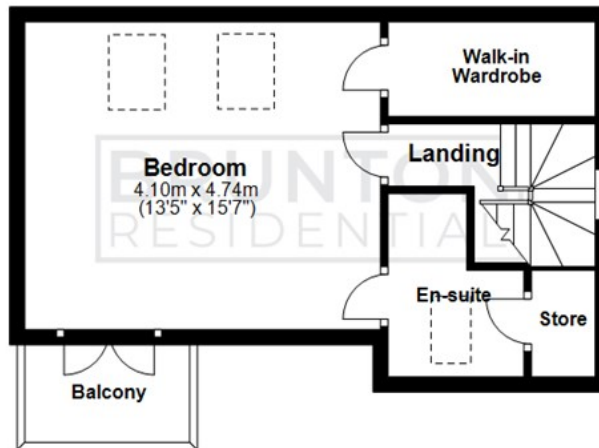
First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Second Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		85	92	Very environmentally friendly - lower CO ₂ emissions			
A (81-91)				A (81-91)			
B (69-80)				B (69-80)			
C (55-68)				C (55-68)			
D (39-54)				D (39-54)			
E (21-38)				E (21-38)			
F (1-20)				F (1-20)			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	