

# BRUNTON

RESIDENTIAL



**SPECKLEDWOOD WAY, GREAT PARK, NE13**

Offers Over £200,000



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**FANTASTIC PLOT - SOUGHT AFTER LOCATION - SEMI-DETACHED**  
Brunton Residential are delighted to offer for sale this three-bedroom, semi-detached townhouse located on Speckledwood Way in Great Park. This property is an extremely popular style on a larger than standard plot and would make an excellent starter home.



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Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances. The first floor consists of two bedrooms of similar size with a family bathroom offering WC, basin and shower over bath. The top floor boasts a large master bedroom with ample storage and dormer window to the front. Externally, there is a rear garden which is laid mainly to lawn with patio, garden shed and fenced boundaries and to the front is a designated parking space with side access to the rear garden.





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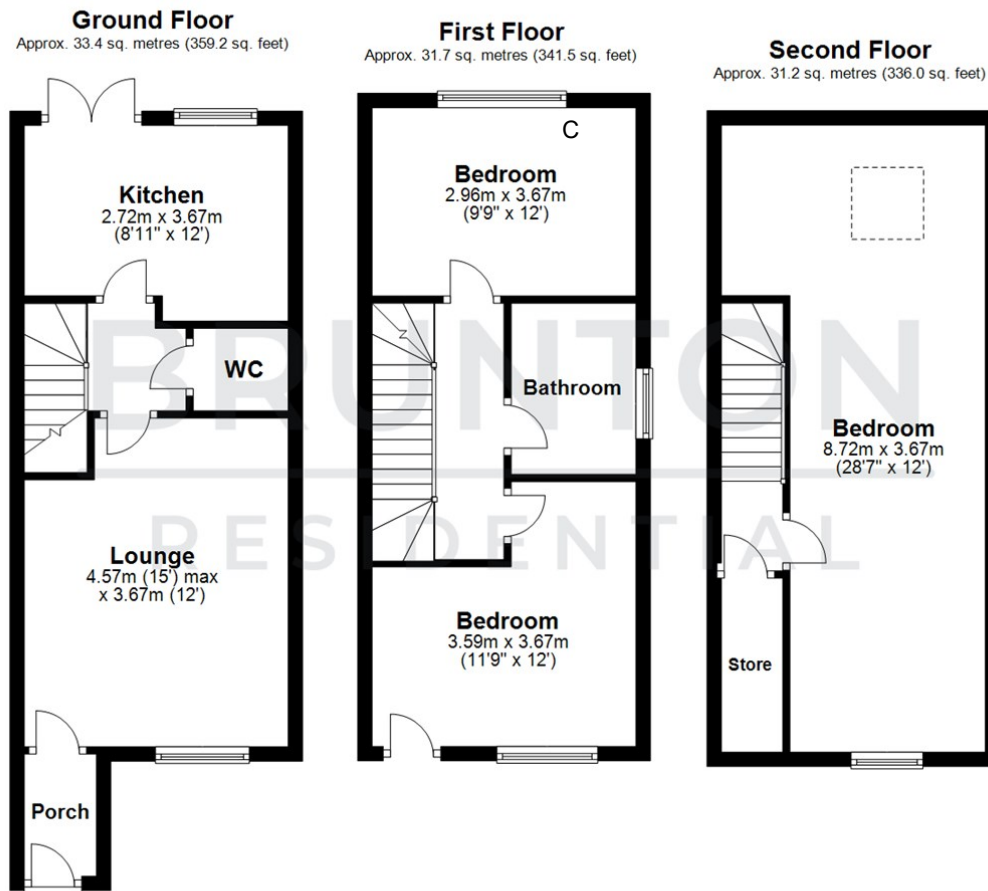
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



Total area: approx. 96.3 sq. metres (1036.7 sq. feet)

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) A                                 |  |                         | 92        |
| (81-91) B                                   |  | 81                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |