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Featherstone Grove

Great Park, NE3 5RF

LARGE FAMILY HOME - FULL WIDTH DINING KITCHEN - DOUBLE GARAGE.

Brunton Residential are delighted to offer this larger style townhouse located on Featherstone Grove on Melbury, within the ever popular Great Park development. This property has had conversions to open up the kitchen and dining spaces along with the addition of a second kitchen to the ground floor which forms part of a perfect guest suite.

Offers Over £450,000

25 Featherstone Grove

Great Park, NE3 5RF



Accommodation briefly comprises: entrance hallway with storage cupboard, staircase to first floor and a GF WC. Also on the ground floor, there is a lounge or large study with French doors over looking the rear garden and a master bedroom with ensuite shower room & fitted wardrobes. There is a modern second kitchen which compliments the sitting room and ground floor bedroom to offer a full guest or family suite over one level on the ground floor which is fantastic for multi-generational living. The first floor landing includes double door access to the main lounge. It offers a modern gas fire and a large store cupboard. To the other side of the landing is a full width large kitchen with a range of wall and floor units and island with coordinated worktops & fitted appliances. The top floor offers another master bedroom with ensuite shower room, three further double bedrooms and a family bathroom WC. Externally there are landscaped gardens to the rear which offers a mixture of paved and planted areas. A double garage provides off street parking and extra storage.

For more info and to book your viewing, please call our sale team on 01912368347

ON THE GROUND FLOOR

Hallway

WC

Sitting Room

12'2" x 17'5" (3.70m x 5.30m)

Guest kitchen

12'2" x 9'6" (3.70m x 2.90m)

Guest Bedroom

13'1" x 12'9" (4.00m x 3.89m)

En-suite

Cupboard

ON THE FIRST FLOOR

Landing

Cupboard

Lounge

11'11" x 27'3" (3.62m x 8.30m)

Kitchen/Dining Room

13'3" x 27'3" (4.03m x 8.30m)

ON THE SECOND FLOOR

Landing

Bedroom

11'11" x 9'3" (3.64m x 2.81m)

En-suite

Bedroom

11'11" x 6'7" (3.64m x 2.00m)

Bedroom

9'9" x 14'9" (2.98m x 4.49m)

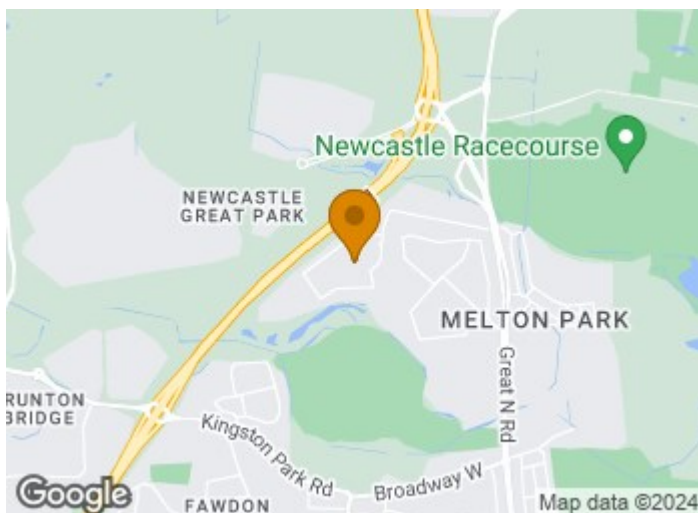
Bedroom

13'5" x 12'2" (4.08m x 3.72m)

Bathroom

9'2" x 8'6" (2.79m x 2.58m)

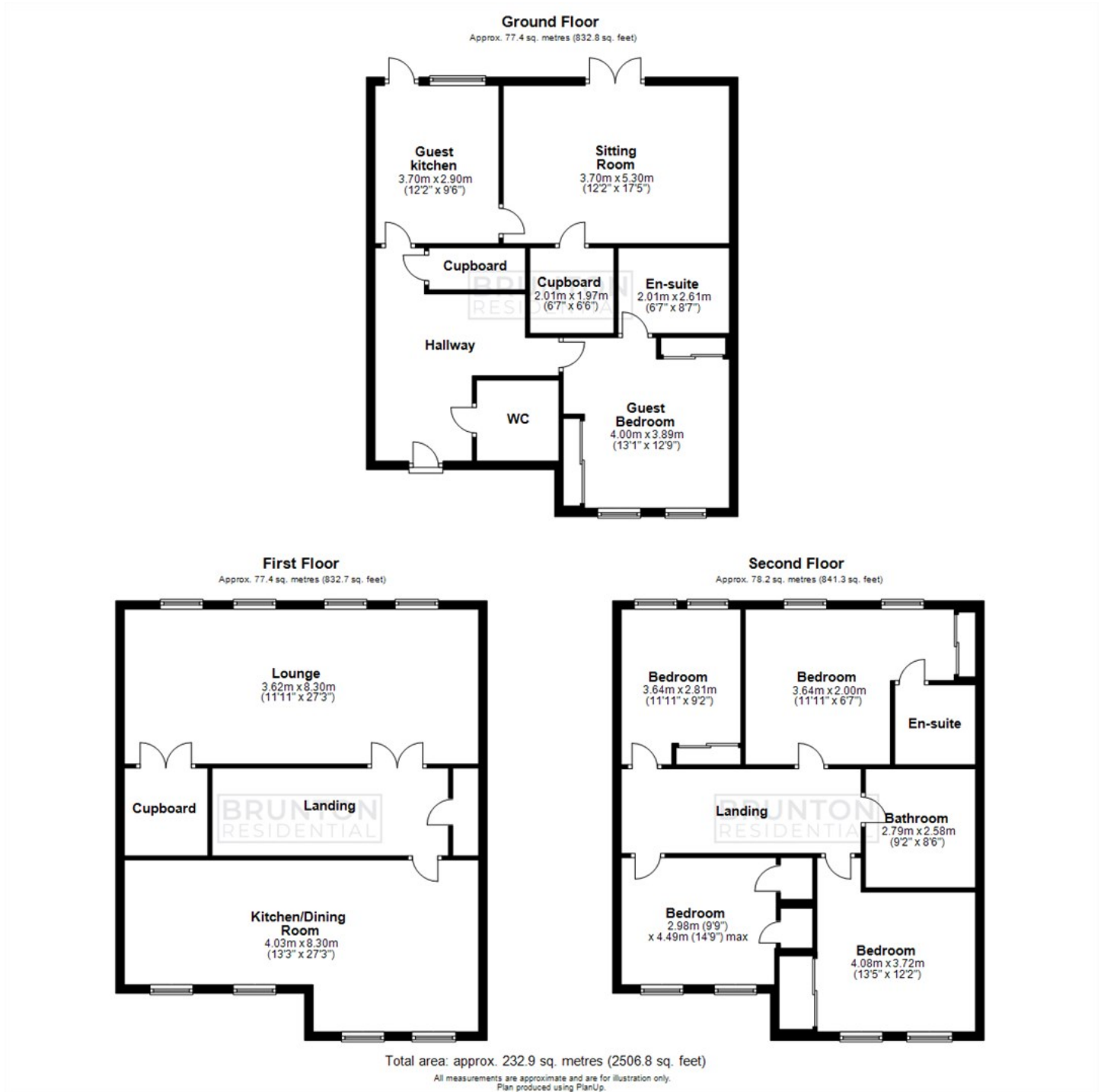
Disclaimer



- FIVE BEDROOMS
- TWO KITCHENS
- DOUBLE GARAGE
- FANTASTIC CONDITION
- OPEN ASPECT TO REAR
- GREAT LOCATION



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	87		

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (92 plus) - Very environmentally friendly - lower CO₂ emissions
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
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England & Wales EU Directive 2002/91/EC