

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



## Elmwood Park Gardens

### Great Park Newcastle Upon Tyne, NE13 9DP

LUXURY DESIGN - EXTENDED TO REAR - OPEN VIEWS TO FRONT

Brunton Residential are delighted to offer for sale this detached home located on Elmwood Park Gardens within Great Park. This fantastic family home has undergone an extensive refurbishment throughout, it offers some of the highest quality fixtures we have seen and is positioned with a completely open aspect to the front.

**Offers Over £490,000**

# 52 Elmwood Park Gardens

Great Park Newcastle Upon Tyne, NE13 9DP



Accommodation, briefly comprising: entrance hall with staircase to first floor and WC, a large lounge with feature media wall & Gazco gas fire, a smaller snug currently being used as a play room and finally the kitchen. The kitchen is absolutely stunning, it has been near doubled in size while a full wall three panel slider which offers huge amounts of natural light, the kitchen has been fully replaced with a range of high end wall and floor units and a coordinated Corian work surface. A stylish kitchen island includes a fitted induction hob with Faber cooker hood and offers a perfect center point for entertaining. To the first floor there are four bedrooms, one with an en-suite shower room as well as the main family bathroom. Both of the bathrooms have been replaced and include luxury fittings and tiling throughout. The master suite is located on the top floor and features a further en-suite, walk in wardrobe and access to the balcony via French doors. A bespoke full wall head board gives luxury hotel vibes while the ensuite has once again been replaced with fully tiled walls & floor along with feature gold fittings and bespoke Corian sink unit.

Externally there is a fantastic, landscaped garden to the rear with fitted seating and a stunning waterfall. A town garden is positioned to the front, it is mainly gravelled with pathway access to the front door. The property is situated in a quiet cul-de-sac with open views to the front and side.

The garage has been converted to a bar with a range of fittings, this makes for a great additional entertaining space.

An extremely popular house style with some stunning additions! - viewing is highly recommended. Contact our sales team on 0191 2368347.

## ON THE GROUND FLOOR

Hallway

WC

Lounge

16'6" x 11'7" (5.02m x 3.52m)

Snug

10'8" x 8'8" (3.24m x 2.64m)

Kitchen/Diner

20'4" x 24'11" (6.20m x 7.59m)

## ON THE FIRST FLOOR

Bedroom

13'6" x 13'2" (4.12m x 4.01m)

En-suite

Bedroom

12'5" x 9'4" (3.79m x 2.84m)

Bedroom

8'10" x 8'9" (2.70m x 2.66m)

Bedroom

10'10" x 8'6" (3.30m x 2.60m)

Bathroom

8'11" x 6'5" (2.73m x 1.96m)

## ON THE SECOND FLOOR

Landing

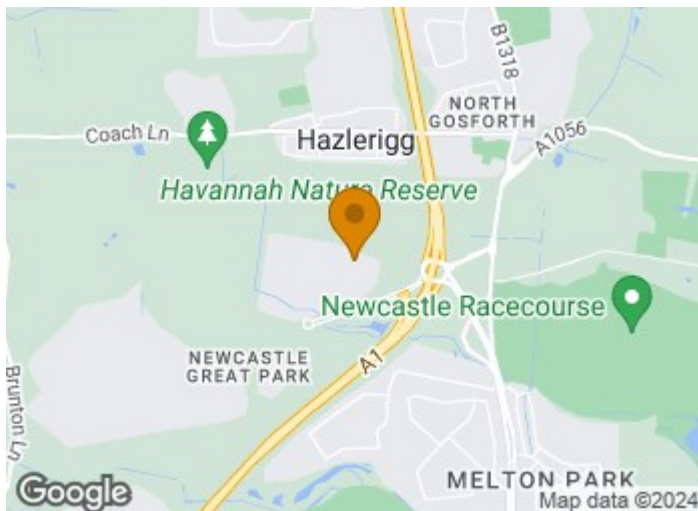
Master Bedroom

13'6" x 15'11" (4.12m x 4.85m)

En-suite

Walk-in Wardrobe

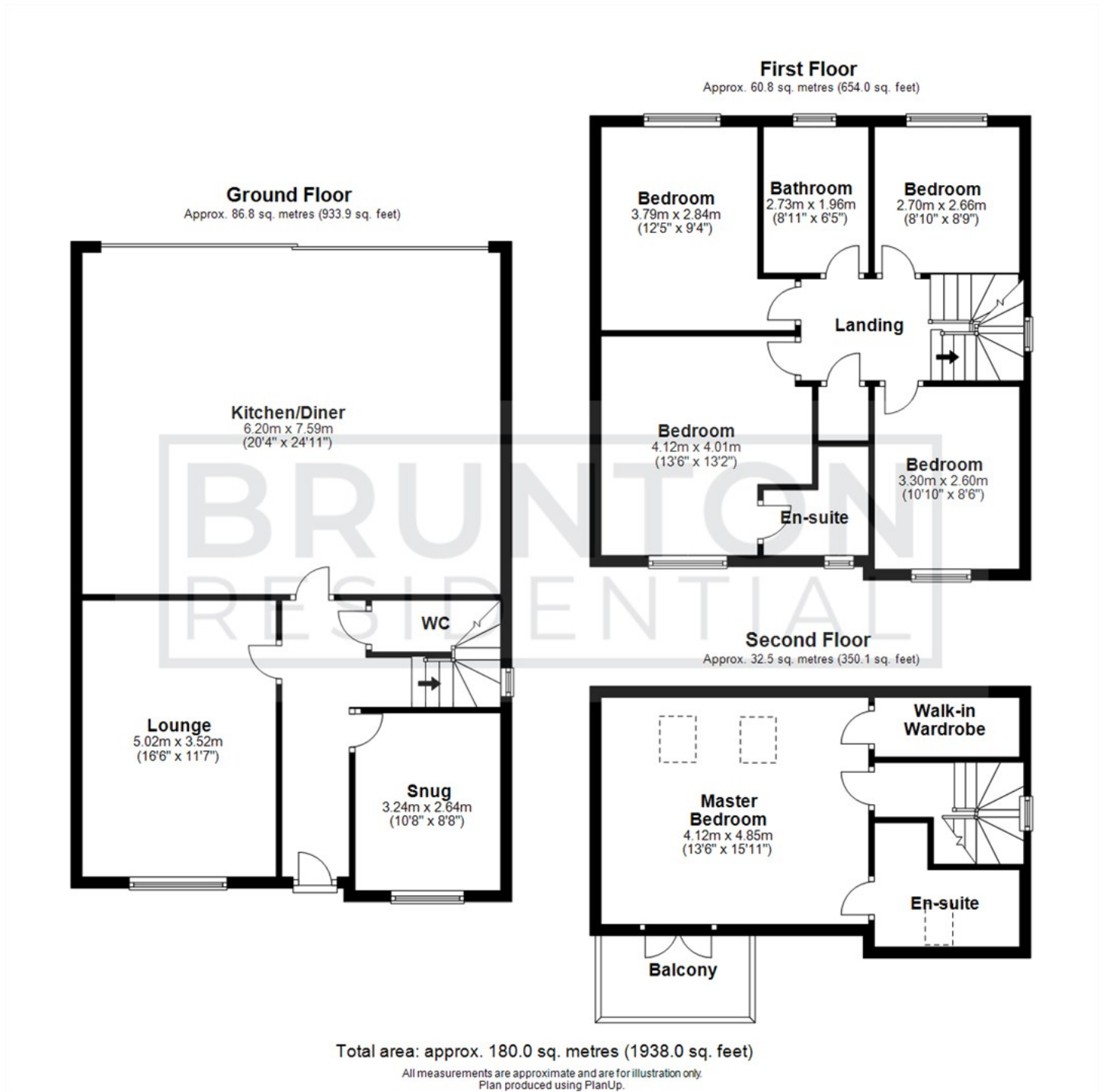
Balcony



- DETACHED HOME
- FIVE BEDROOMS
- LUXURY CONDITION
- OPEN VIEWS TO FRONT
- STUNNING GARDENS
- EXTENDED



## 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	84	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	92