



Featherstone Grove

Great Park, NE3 5RF

SUBSTANTIAL HOME - OPEN ASPECT TO FRONT - DOUBLE GARAGE TO REAR

Brunton Residential are delighted to offer for sale this large terraced home located on Featherstone Grove within Great Park. This perfect family home offers substantial living accommodation over three floors and has a garden leading to a double garage at the rear.

£425,000

47 Featherstone Grove

Great Park, NE3 5RF



Accommodation briefly comprises; entrance porch with storage cupboard and an internal hallway with staircase to first floor and a GF WC. there is a spacious lounge with a bay window to the front while double doors lead to a dining room with views over the rear gardens. A modern kitchen offers a range of wall and floor units with coordinated worktops & fitted appliances. The first floor landing offers double door access to the main lounge, it has windows over the rear gardens and spans the full width of the property. To the other side of the landing is the fifth bedroom which could also be used as a study, a guest bedroom also has an ensuite shower room. The top floor offers a master bedroom with fitted wardrobes & an ensuite bathroom with separate shower cubicle, there are two further double bedrooms one of which has fitted wardrobes. 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

Porch

Hallway

Lounge

15'5" x 14'9" (4.71m x 4.50m)

Kitchen

14'0" x 12'6" (4.26m x 3.80m)

Dining Room

15'1" x 12'9" (4.60m x 3.88m)

WC

Landing

Living Room

13'10" x 25'7" (4.21m x 7.79m)

Bedroom

12'1" x 14'3" (3.69m x 4.35m)

En-suite

Study

6'2" x 10'11" (1.89m x 3.34m)

Garage

20 x 24 (6.10m x 7.32m)

Landing

Bedroom

10'8" x 15'5" (3.26m x 4.70m)

En-suite

Bedroom

14'4" x 14'5" (4.36m x 4.39m)

Bedroom

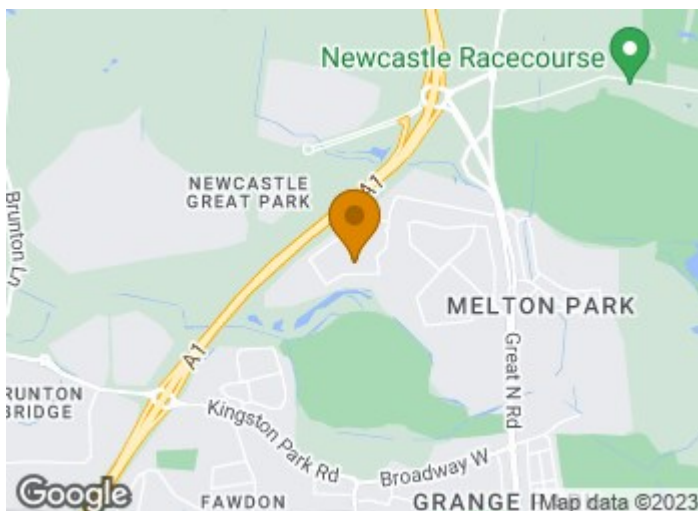
14'4" x 13'7" (4.36m x 4.13m)

Bathroom

Disclaimer

ON THE FIRST FLOOR

ON THE SECOND FLOOR

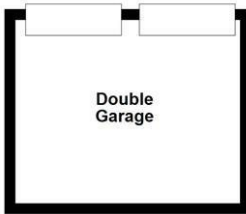


- SUBSTANTIAL FAMILY HOME
- OPEN ASPECT TO THE FRONT
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- REAR GARDEN

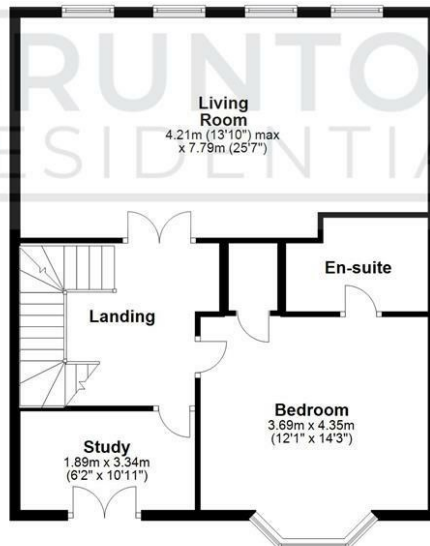
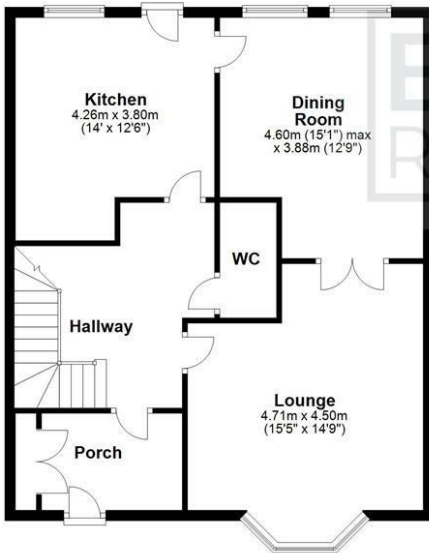


Floor Plan

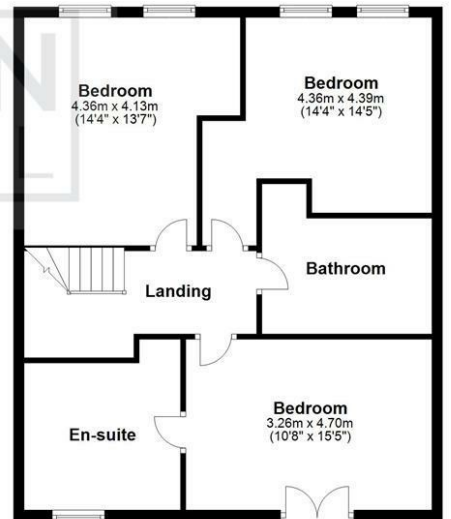
Ground Floor
Approx. 88.7 sq. metres (954.4 sq. feet)



First Floor
Approx. 73.6 sq. metres (792.1 sq. feet)



Second Floor
Approx. 73.3 sq. metres (788.7 sq. feet)



Total area: approx. 235.5 sq. metres (2535.2 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				Very environmentally friendly - lower CO ₂ emissions			
(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		England & Wales		EU Directive 2002/91/EC	