



## Park Drive

Melton Park, NE3 5QB

DETACHED BUNGALOW - SECLUDED POSITION - WRAP AROUND GARDENS

Brunton Residential are delighted to offer for sale this fantastic detached property located on Park Drive, with an open space ground floor featuring three bedrooms and a study all situated on a quiet street within Melton Park. This home has some fantastic garden space and is accessed over a stone bridge with a stream that leads to Ouseburn

**£750,000**

# 36 Park Drive

Melton Park, NE3 5QB



Accommodation briefly comprises; entrance porch with access to the internal hallway, the hall offers cupboards and access to all rooms. From the hallway there is a double door to the main lounge, the lounge has a feature fire place and windows to the front. Also from the hall is the kitchen, the kitchen offers a range of wall and floor units with coordinated work surfaces and high end fitted appliances along with a feature centre island, there are windows to the front and side offering plenty of natural light, double doors lead to an orangery style extension to the rear with lantern style roof and panoramic views of the rear garden. Moving through the kitchen, a door to the far side leads to a rear lobby which leads to a sizeable utility room and a home office. Also from the hallway is a master bedroom with walk in shower room, two further double bedrooms and a fully tiled family bathroom with bath tub and separate shower cubicle. Externally, the property benefits from wrap around gardens spaces. To the rear is a large space which comprises a range of lawned, planted and paved areas with fenced boundaries. Either side of the property provides pathway access to the front and rear, framed with hedged areas while the front provides a large lawned area with pathway access to the front door. A large driveway offers parking for multiple vehicles along with garage access.

## ON THE GROUND FLOOR

Porch

Hallway

Lounge

14'6" x 15'6" (4.42m x 4.73m)

Dining Room

13'1" x 14'7" (4.00m x 4.44m)

Kitchen

18'8" x 14'7" (5.70m x 4.44m)

Sun Room

18'8" x 13'5" (5.70m x 4.10m)

Study

8'2" x 14'1" (2.50m x 4.28m)

Utility Room

8'2" x 12'2" (2.50m x 3.70m)

Rear Lobby

## ON THE FIRST FLOOR

Master Bedroom

10'10" x 15'7" (3.30m x 4.76m)

En-suite

4'8" x 8'3" (1.41m x 2.51m)

Bedroom

8'2" x 11'0" (2.50m x 3.35m)

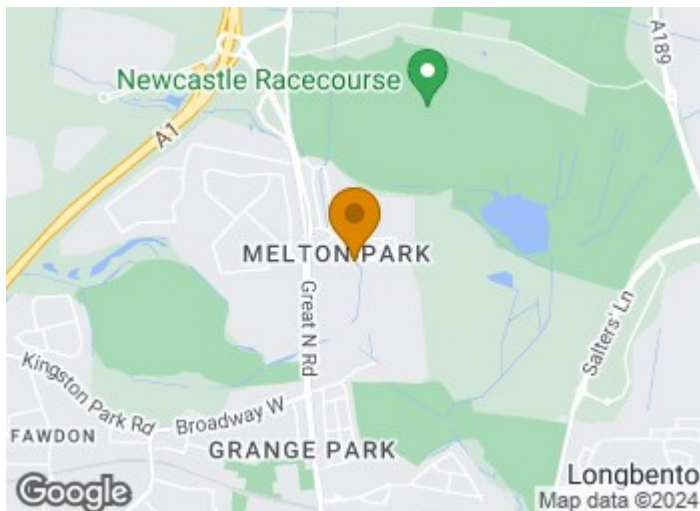
Bedroom

12'2" x 15'3" (3.71m x 4.65m)

Bathroom

Garage

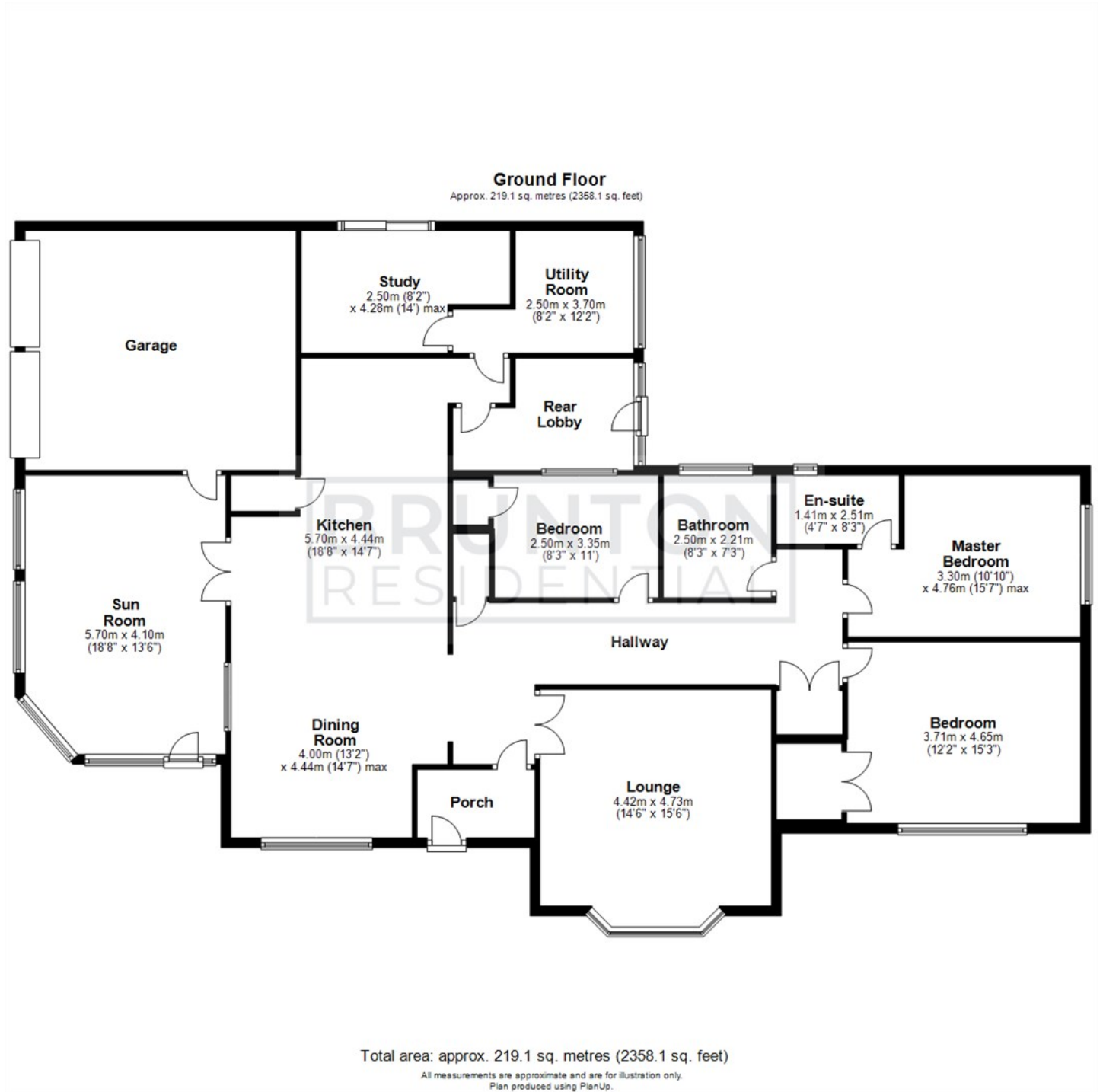
Disclaimer



- DETACHED BUNGALOW
- LARGE PLOT
- FANTASTIC CONDITION
- DOUBLE GARAGE
- PRIVATE LOCATION
- FANTASTIC GARDENS



## 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC