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## Osprey Walk, Great Park, NE13 9DU

£1,100

TOWNHOUSE - DRIVEWAY & GARAGE - OPEN ASPECT TO FRONT

Brunton Residential are delighted to offer this three bedroom town house, with garage, located on Osprey Walk in Great Park. The property is situated on the periphery of the estate and as such, has an open aspect to the front.

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This home has accommodation which briefly comprises of; Entrance hallway with access to a family kitchen with double doors to gardens, a second sitting room often used as a home office and a ground floor WC. The first floor landing offers access to a full width lounge with balcony doors, a master bedroom with ensuite shower room and a cosy reading area on the spacious landing. Finally the top floor offers two well sized bedrooms along with a family bathroom WC.

Externally there is a small landscaped town garden to the front with pathway access to the property while to the rear there is a private garden consisting of a range of lawned and paved areas with walled & fenced boundaries and gated access to the rear. There is a long driveway which offers off street parking and access to the detached garage.

For more info and to book your viewing please call our sales team on 0191 2368347.

## ON THE GROUND FLOOR

Hall

WC

Kitchen/Diner

12'11" x 13'3" (3.93m x 4.03m)

Office/Snug

9'11" x 9'4" (3.03m x 2.85m)

## ON THE FIRST FLOOR

Landing

Lounge

9'1" x 13'3" (2.78m x 4.03m)

Master Bedroom

9'9" x 13'3" (2.96m x 4.03m)

En-suite

## ON THE SECOND FLOOR

Landing

Bedroom

10'2" x 13'3" (3.09m x 4.03m)

Bedroom

9'9" x 13'3" (2.96m x 4.03m)

Bathroom

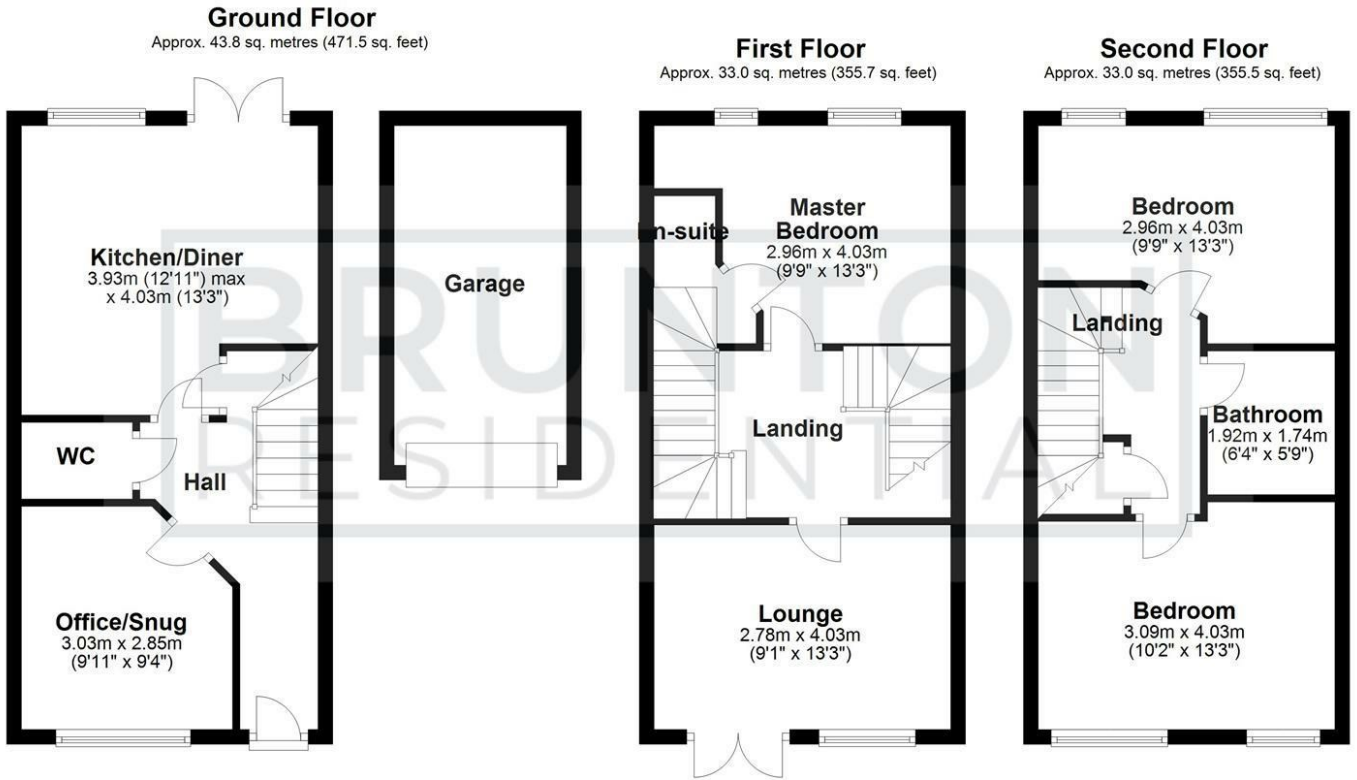
6'4" x 5'9" (1.92m x 1.74m)

## Disclaimer.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

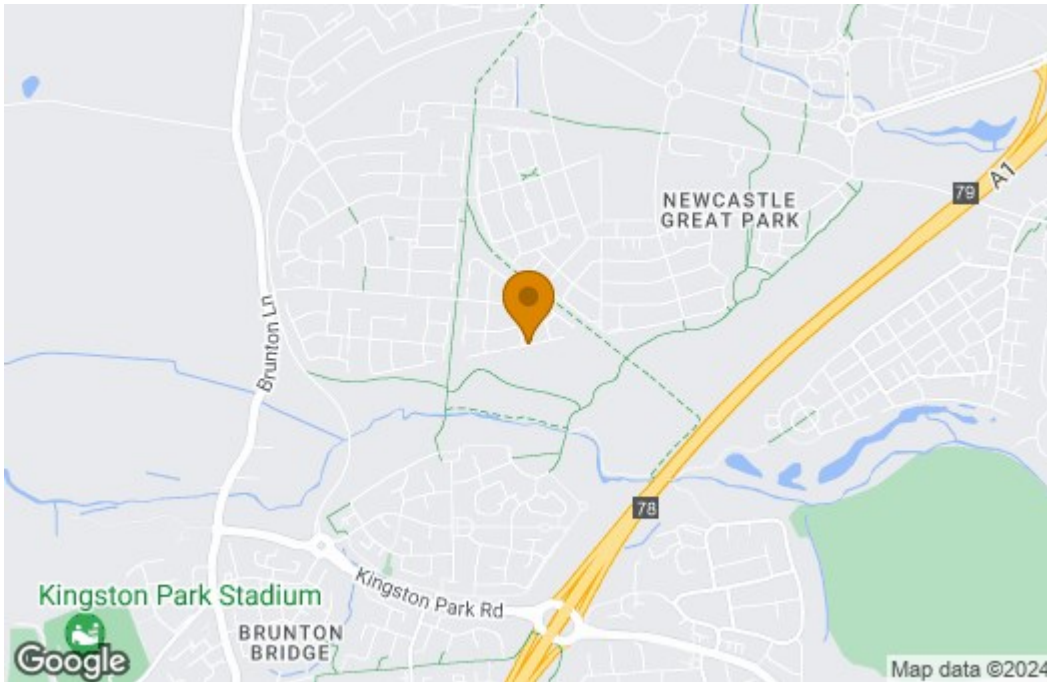


## Floor Plan

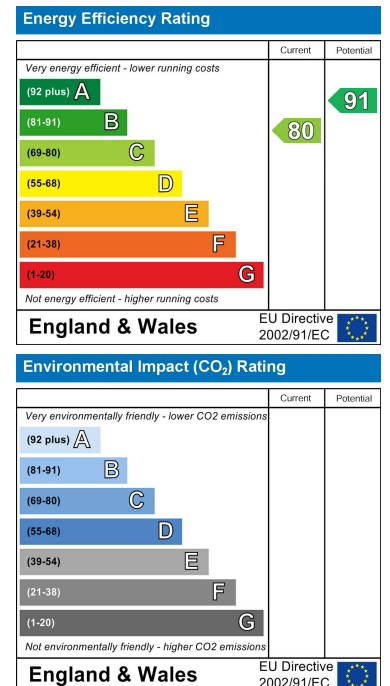


All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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.