



Eden Walk, Stannington, NE61 6BP

Offers Over £450,000

FANTASTIC DETACHED HOME - OPEN ASPECT TO FRONT - PERFECT FAMILY HOME
Brunton Residential are delighted to offer for sale this substantial detached home located on Eden Walk within the popular St. Mary Park. This home is in an excellent condition throughout, it has a walled sunny garden space and has the added benefit of being on the periphery of the estate, overlooking surrounding farmland.

Accommodation briefly comprises; entrance hallway with WC and staircase to the first floor, there is a spacious living room with patio doors to the rear, it has a recently installed media wall with stunning inset fireplace. To the front is a versatile second sitting room, currently being used as a children's playroom, it could also double as a formal dining space or cosy snug. The full-depth kitchen area is very luxurious, a feature centre island is the focal point, while a range of wall and floor units are complimented by coordinated work surfaces with a large window to the front and patio doors to the rear and provides ample space for an additional living space or dining area. A fitted utility room is positioned to the side of the kitchen.

The first floor has an impressive master bedroom with walk in wardrobe which in turn leads to a stylish ensuite shower room. There is a further three bedrooms, all of which would pass for doubles while a family bathroom is fully tiled. Externally there is an excellent garden to the rear, it is laid mainly to lawn with a patio area to the side and has walled boundaries, a door leads to a driveway and garage space. The front is positioned just off the pathway that circles the estate, the property overlooks fields and parkland which gives a real rural feel throughout.

ON THE GROUND FLOOR

Hallway

WC

Lounge

17'7" x 11'3" (5.37m x 3.44m)

Office

7'2" x 11'3" (2.18m x 3.44m)

Kitchen

25'1" x 11'4" (7.65m x 3.45m)

Utility

7'1" x 7'3" (2.17m x 2.21m)

ON THE FIRST FLOOR

Landing

Master Bedroom

Walk-in Wardrobe

6'11" x 5'7" (2.12m x 1.71m)

En-suite

5'6" x 9'4" (1.67m x 2.84m)

Bedroom

12'0" x 11'10" (3.67m x 3.61m)

Bedroom

8'3" x 11'4" (2.51m x 3.45m)

Bedroom

6'7" x 11'4" (2.00m x 3.45m)

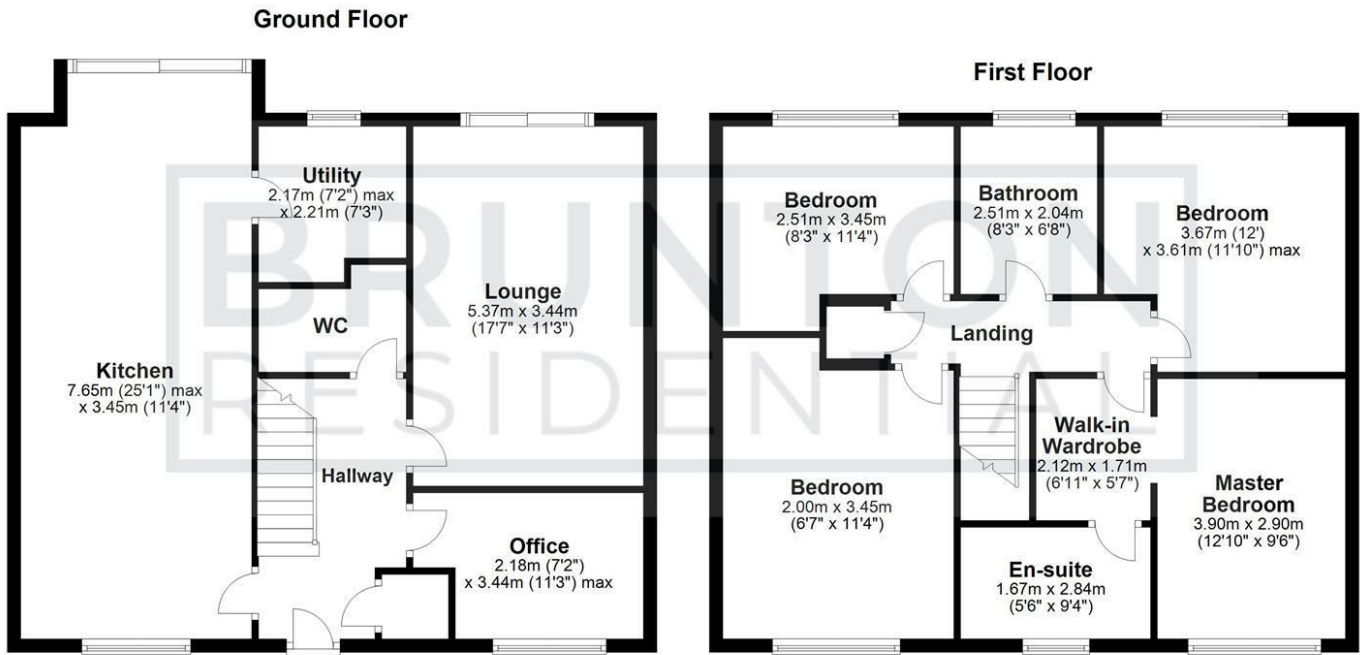
Bathroom

8'3" x 6'8" (2.51m x 2.04m)

Disclaimer

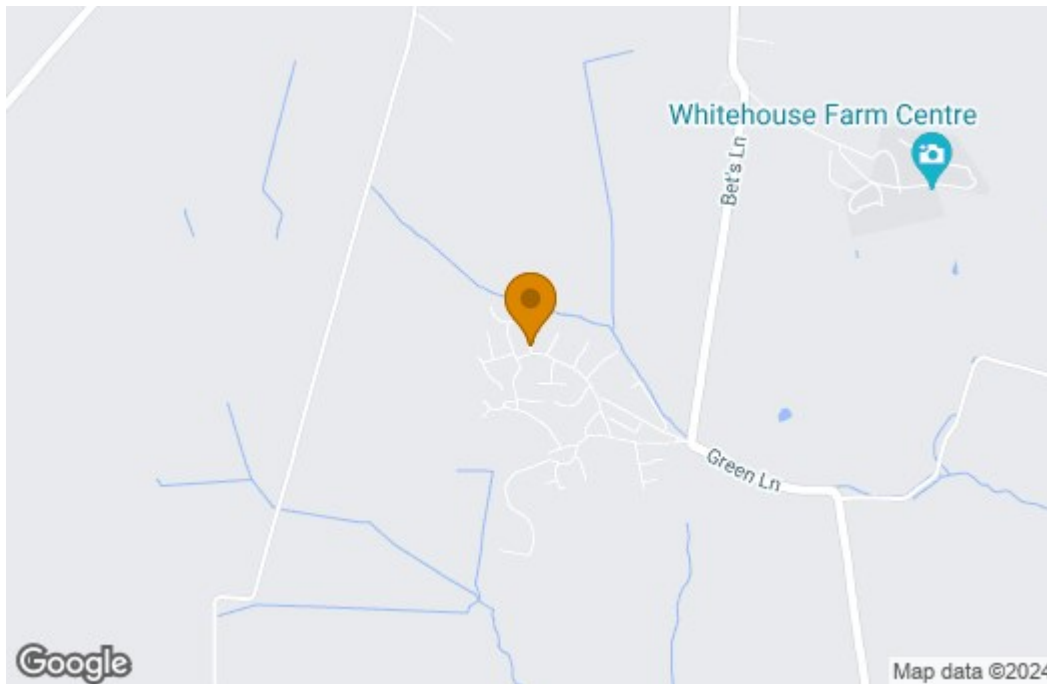
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Floor Plan

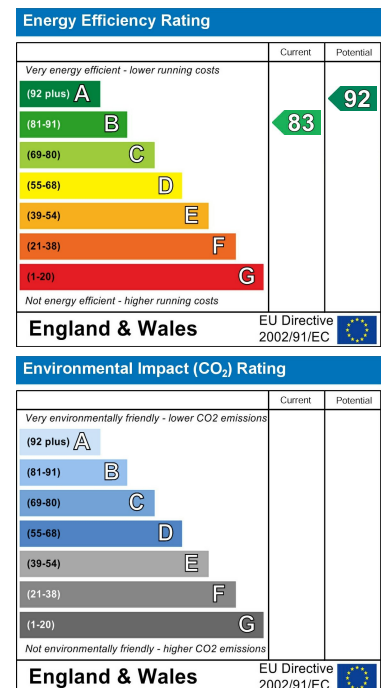


All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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