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## Bramble Way

Great Park, NE13 9EX

THREE BEDROOM - STUNNING KITCHEN - POPULAR LOCATION

Brunton Residential are delighted to offer this semi-detached home located on Bramble Way in Great Park. This three bedroom property offers fantastic living accommodation with a stunning finish throughout and would make an excellent family home.

Offers Over £260,000

# 24 Bramble Way

Great Park, NE13 9EX



Accommodation briefly comprises of; entrance hall with stairs to the first floor. A door leads into the kitchen which is fitted with a range of wall and base units with complimentary worktops, integrated oven and microwave along with 4 hob gas cooker and overhead extractor fan. Returning to the hallway, a conveniently located WC awaits, leading to the spacious lounge at the end of the corridor. This welcoming lounge extends its warmth to the outdoors through double doors that open to the garden.

The first floor comprises of two double bedrooms one with a storage cupboard. A modern family bathroom fitted with bath, shower, wash hand basin and WC. Continuing upward, a staircase from the landing ascends to the second floor, where the master bedroom resides. This space is thoughtfully designed with built-in wardrobes along the eaves, maximizing every inch. An adjoining modern en-suite shower room completes the master suite, featuring a shower, WC, and wash hand basin.

Externally, the house boasts a rear garden and convenient parking for two cars. Discover your new home where elegance meets functionality.

## ON THE GROUND FLOOR

Hallway

WC

Kitchen

11'5" x 9'1" (3.47m x 2.78m)

Lounge

12'5" x 16'8" (3.79m x 5.07m)

## ON THE FIRST FLOOR

Landing

Bedroom

10'2" x 16'8" (3.10m x 5.07m)

Bedroom

9'9" x 8'6" (2.98m x 2.60m)

Bathroom

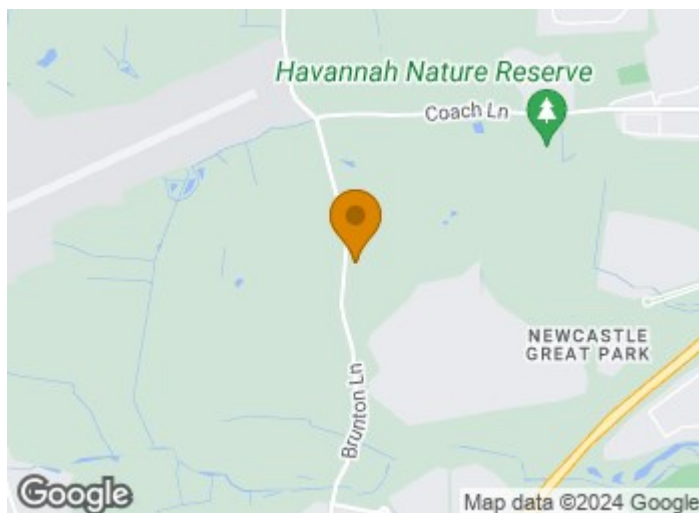
## ON THE SECOND FLOOR

Bedroom

17'6" x 16'1" (5.33m x 4.90m)

En-suite

Disclaimer

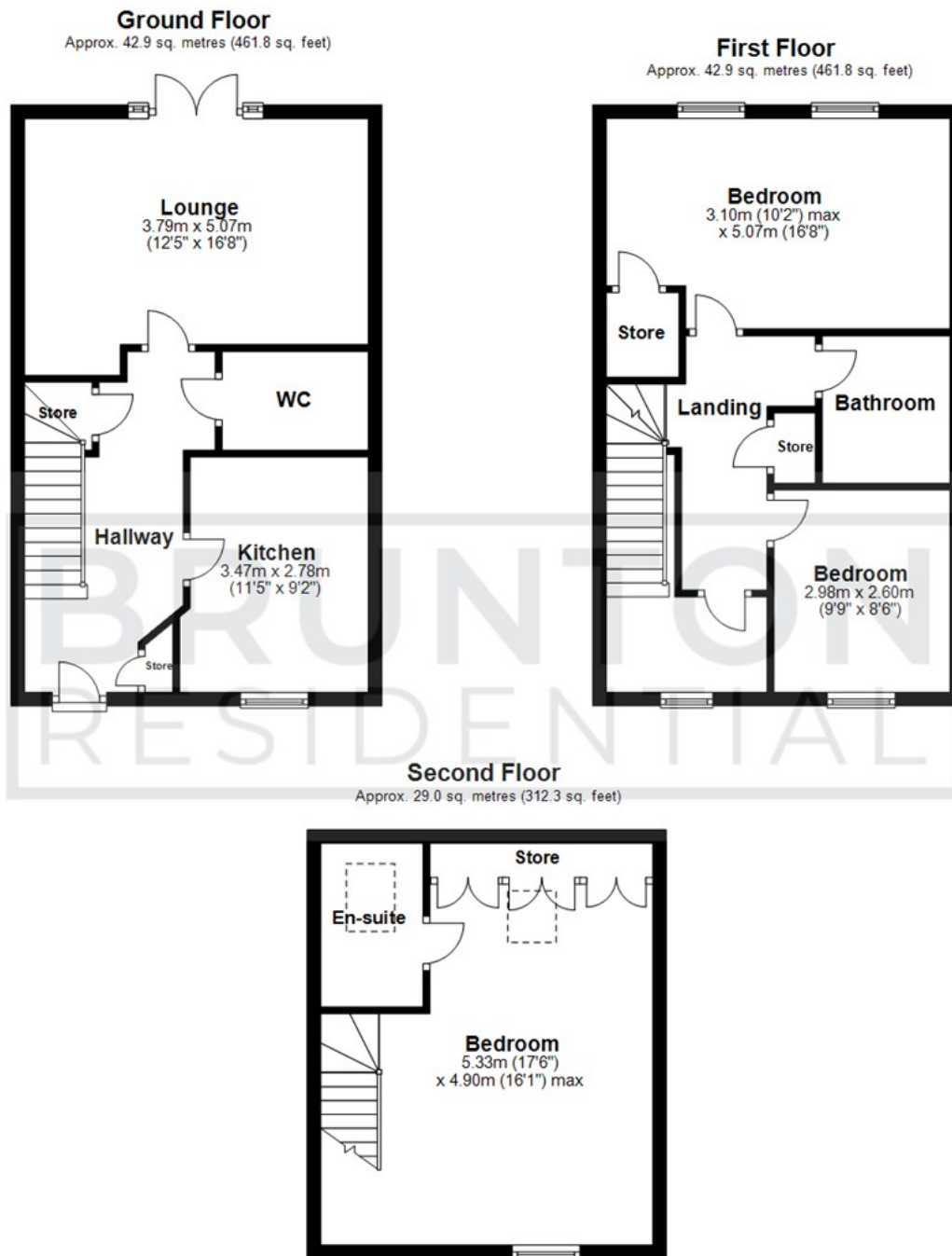


- THREE BEDROOM
- LARGE MAIN BEDROOM
- COUNCIL TAX BAND D
- SEMI-DETACHED
- MODERN KITCHEN
- EN-SUITE
- PARKING FOR TWO CARS





## Floor Plan



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 <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (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	