

# BRUNTON

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## RESIDENTIAL

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## Greville Gardens

Great Park, NE13 9DB

DETACHED HOME - STUNNING KITCHEN - GARAGE CONVERSION

Brunton Residential are delighted to offer this detached home located on Greville Gardens in Great Park. This home has had some extensive works carried out including a full garage conversion to offer a second lounge as well as a luxury landscaped garden.

**Offers Over £305,000**

# 25 Greville Gardens

Great Park, NE13 9DB



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Accommodation briefly comprises of: Entrance hallway which splits off to the two reception rooms, a smaller sitting room is a cosy space while the larger lounge has windows to the front and has double door access to the kitchen. The fitted kitchen has a range of wall and floor units with coordinated worksurfaces with fitted appliances. There is also a utility room and a G/F WC.

The first floor consists of master bedroom with stylish ensuite shower room, bedrooms two, three and four and a modern family bathroom. A loft hatch offers access to an extra boarded storage area.

Externally there is a garden to the rear with a range of paved, gravelled and lawned areas with fenced boundaries. The front area offers a driveway providing off street parking and pathway access to the front door. Finally a balcony accessed from bedroom two soaks up the morning sun.

For more info and to book your viewing, Call our Great Park sales team on 0191 2368347.

## ON THE GROUND FLOOR

Hall

Lounge

16'4" x 12'0" (4.99m x 3.67m)

Sitting Room

13'4" x 9'7" (4.06m x 2.91m)

Kitchen/Dining Room

11'7" x 18'3" (3.52m x 5.55m)

WC

Utility

Landing

Master Bedroom

13'11" x 14'9" (4.23m x 4.50m)

En-suite

6'0" x 6'3" (1.82m x 1.91m)

Bedroom 2

12'8" x 9'11" (3.87m x 3.02m)

Balcony

Bedroom 3

10'2" x 8'11" (3.09m x 2.71m)

Bedroom 4

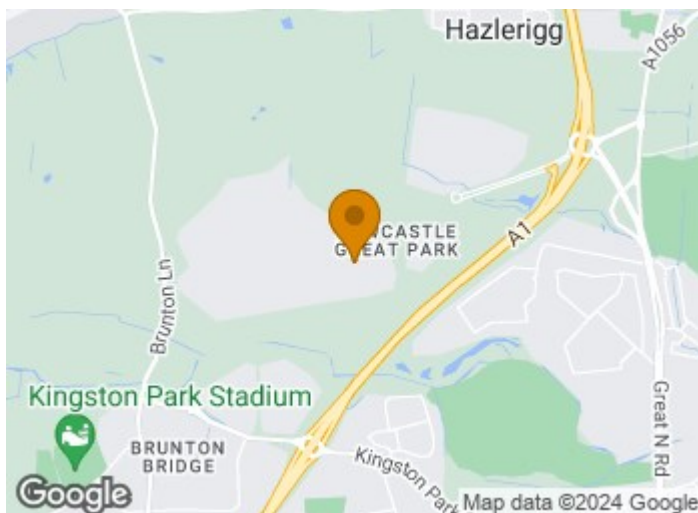
10'2" x 7'11" (3.09m x 2.42m)

Bathroom

5'11" x 6'6" (1.80m x 1.99m)

Disclaimer.

## ON THE FIRST FLOOR



- DETACHED HOME
- EXCELLENT LOCATION
- FOUR BEDROOMS
- FANTASTIC GARDENS
- GARAGE CONVERSION
- DOUBLE PARKING



## 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	Current	Potential
77	89		

**Energy Efficiency Rating Legend:**  
 A (92 plus) - Very energy efficient - lower running costs  
 B (81-91)  
 C (69-80)  
 D (55-68)  
 E (39-54)  
 F (21-38)  
 G (1-20) - Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (81-91) - Very environmentally friendly - lower CO<sub>2</sub> emissions  
 B (69-80)  
 C (55-68)  
 D (39-54)  
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England & Wales EU Directive 2002/91/EC