



Bevan Court

Hepscott Park Stannington, NE61 6FH

CUL DE SAC LOCATION - STUNNING FAMILY HOME - CORNER PLOT

Brunton Residential are delighted to offer to the market this spacious family home located on Bevan Court within Stannington. 'The Pine' by Bellway offers spacious living for a growing family, this particular property is in a luxury condition throughout and is positioned on a fantastic corner plot.

Offers Over £474,000

13 Bevan Court

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Accommodation briefly comprises of; entrance hallway with storage cupboard, a WC and a staircase leading to the first floor. The hallway runs through the center of the home and has a lounge with a window to front to one side while a smaller snug/home office is positioned to the other side. A stylish kitchen/diner runs the width of the property. The kitchen area offers a range of wall and floor units with coordinated Silestone worktops, fitted appliances and a stylish centre island with inset hob. To the side of the kitchen is a lounge area which could be used as larger formal dining space if required, double doors and windows overlook the rear gardens. There is also a fitted utility accessed from the kitchen.

The first floor provides a large landing area with doors to; Master bedroom with dressing area and an ensuite shower room, the second bedroom has ample space for wardrobes and a second ensuite shower room. Further accommodation includes the third and fourth bedroom which are both doubles along with a family bathroom WC.

Externally there are gardens to the front with pathway access to the property, a double driveway provides off street parking for multiple cars & garage access. There is a lawned garden with a paved area to the rear with fenced boundaries and gated access. It should be noted that this property is situated in quiet courtyard, its location is right to the end of a cul-de-sac meaning no passing traffic.

ON THE GROUND FLOOR

Hallway

WC

Lounge

15'5" x 12'1" (4.71m x 3.69m)

Office

13'1" x 9'4" (4.00m x 2.84m)

Kitchen/Dining Room

14'7" x 28'8" (4.44m x 8.73m)

Utility

ON THE FIRST FLOOR

Landing

Bedroom

16'5" x 10'8" (5.01m x 3.25m)

En-suite

Bedroom

10'8" x 13'1" (3.24m x 3.99m)

En-suite

Bedroom

15'2" x 9'7" (4.62m x 2.91m)

Bedroom

12'7" x 8'4" (3.83m x 2.54m)

Bathroom

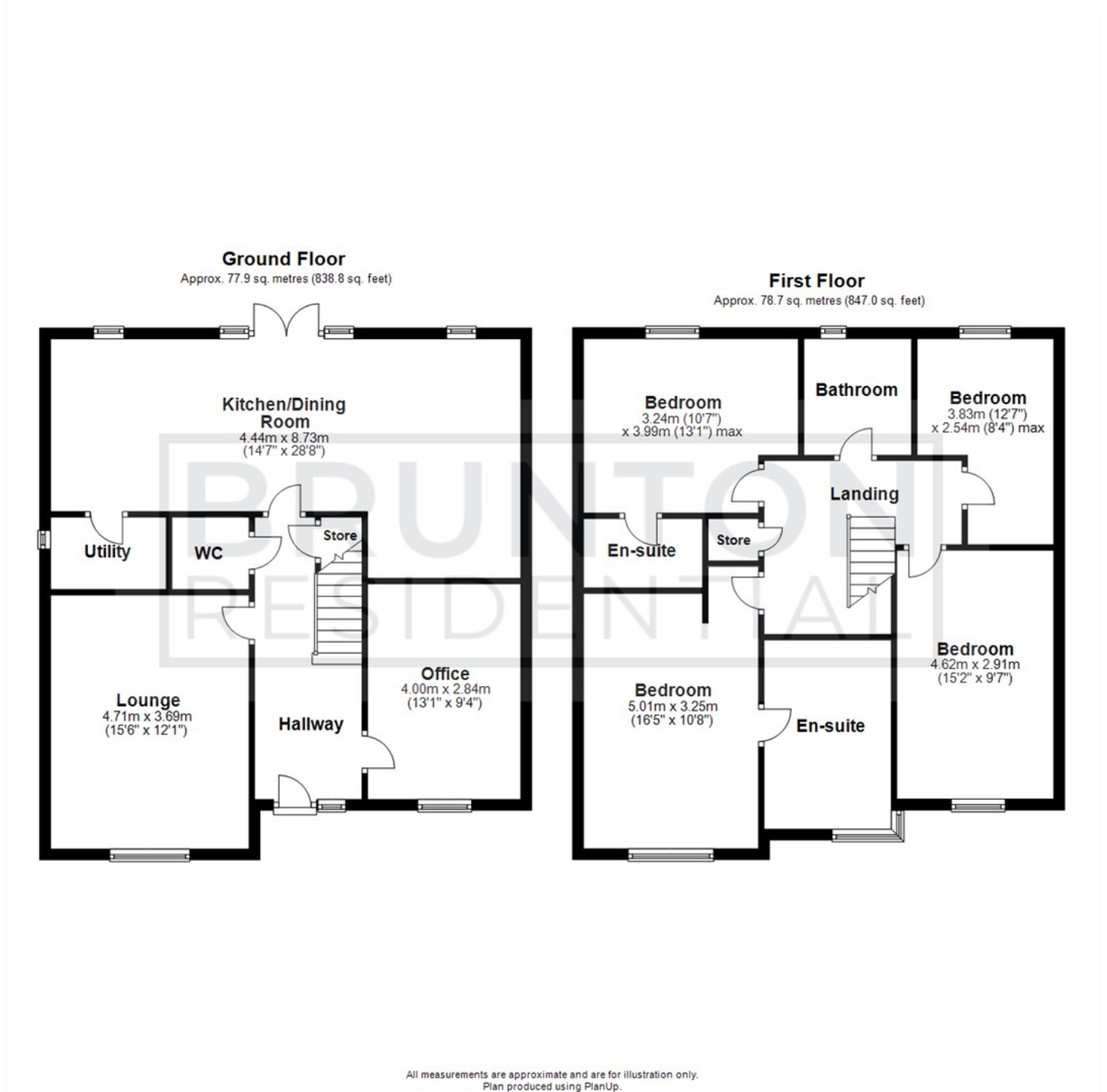
Disclaimer



- DETACHED HOME
- LUXURY CONDITION
- FOUR BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- CUL-DE-SAC LOCATION
- FRONT & REAR 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	