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## Featherstone Grove

Great Park, NE3 5RF

POPULAR LOCATION - TOWNHOUSE - FOUR BEDROOMS

Brunton Residential are delighted to offer this larger style townhouse located at the end of Featherstone Grove on Melbury, Great Park. This property is of larger style with a full width, ground floor family kitchen and benefits from a mature garden with decked seating area and access to the double garage to the rear.

**Offers Over £430,000**

# 87 Featherstone Grove

Great Park, NE3 5RF



Accommodation comprises; entrance hallway with WC, under-stairs storage cupboard, a lounge with bay window overlooking an open aspect to the front, a full-width kitchen/diner with ample storage and built-in appliances including range style cooker, dishwasher, washer dryer and large American style fridge freezer. The first floor consists of a landing area leading to the second lounge in turn leads to the home office. There is also an impressive master suite bedroom with fitted wardrobes and large ensuite shower room.

The top floor offers three further bedrooms, two with access to a "Jack & Jill" ensuite shower room and a stylish family bathroom with roll-top bath.

Externally there are gardens to the rear along with a detached double garage with up and over doors. The front offers a stylish town garden with views over the green of Featherstone Grove.

Newcastle Great Park is a very much sought-after exclusive development to the north of Newcastle. Melbury is a very well laid out development of substantial houses. It offers easy access to the A19 and A1 Trunk roads, Newcastle International Airport is a short drive away while the Gosforth area provides a vast array of schooling, shopping and recreational facilities. This property is of larger style with a distinctive note of high ceilings throughout giving a fantastic feeling of space.

## ON THE GROUND FLOOR

WC

Hallway

Lounge

16'3" x 13'6" (4.95m x 4.12m)

Kitchen/Diner

11'10" x 23'4" (3.60m x 7.11m)

Store

## ON THE FIRST FLOOR

En-suite

Landing

Bedroom

16'3" x 13'6" (4.95m x 4.12m)

Lounge

11'10" x 13'8" (3.60m x 4.17m)

Study

11'10" x 9'4" (3.60m x 2.84m)

## ON THE SECOND FLOOR

Landing

Store

Jack and Jill En-suite

Bathroom

Bedroom

9'11" x 14'5" (3.03m x 4.40m)

Bedroom

11'10" x 10'2" (3.60m x 3.10m)

Bedroom

11'10" x 12'10" (3.60m x 3.91m)

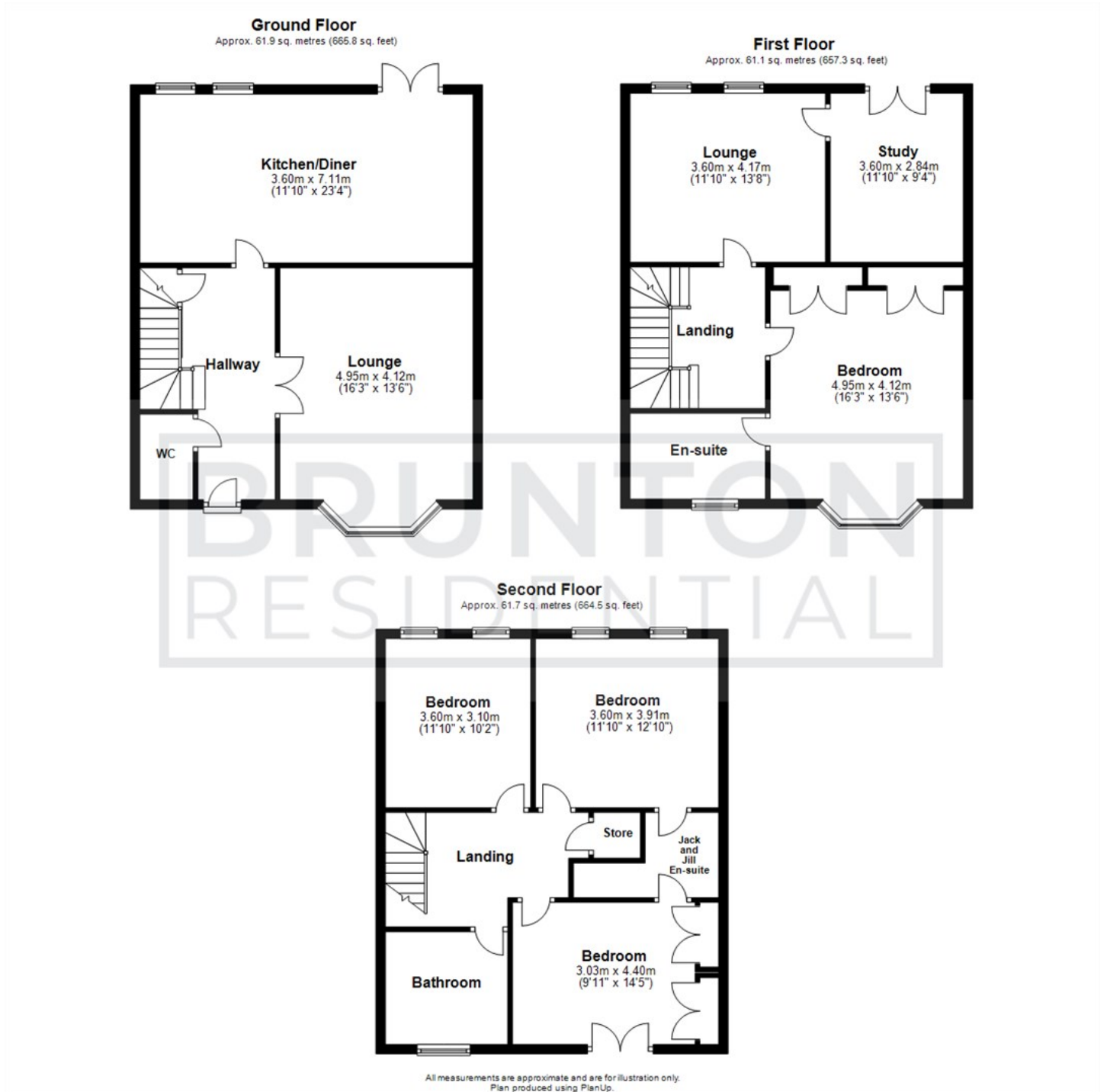
Disclaimer



- LARGE FAMILY HOME
- LARGE REAR GARDEN
- POPULAR LOCATION
- DOUBLE GARAGE
- FOUR BEDROOM
- CLOSE TO AMENITIES & TRANSPORT LINKS



## 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC