

# BRUNTON

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## RESIDENTIAL

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## Spindlestone View

Great Park, NE13 9AQ

CHARLES CHURCH KINGSLEY - FIVE BEDROOMS - LARGE PLOT - OPEN ASPECT TO FRONT  
Brunton Residential are delighted to offer for sale this substantial family home located on Spindlestone View within Greenside. This property is the largest Charles Church home available, it has an open aspect to the front and is set in a contained plot with gated driveway and garage area.

**£699,950**

## 2 Spindlestone View

Great Park, NE13 9AQ



On entering this property, you are greeted with a feature centralised staircase to the first floor, there are multiple storage cupboards and a WC. There is a large lounge to the rear of the property with French doors to the rear garden while sitting rooms of equal size, both with walk-in bay windows are positioned to either side of the hallway. Also to the rear of the property is the kitchen diner. This expansive space has a range of areas for relaxing, dining and food preparation, there are a range of wall and floor units with coordinated work surfaces and some fitted appliances. Windows and French doors look over the rear gardens. A door at the front of the kitchen leads to a fitted utility room with side door access to the rear gardens.

The first floor starts with a centralised gallery landing, there is access to a master bedroom with an ensuite and separate dressing room, the master bedroom has French door access to a sun deck overlooking the rear gardens. Bedrooms two and three also offer their own private ensuite while bedrooms four and five have use of the expansive family bathroom. All the bedrooms are comfortable doubles with plenty of room for king beds with furniture.

Externally, there is a town garden to the front which offers a range of paved and planted areas, it includes a pathway leading to the front door with wrought iron fenced boundaries.

Externally there is an expansive garden with a long driveway leading to a double garage, there is an entrance gate that provides secure access to the plot. The garden is laid mainly to lawn with a range of paved and planted areas and has walled boundaries.

### ON THE GROUND FLOOR

Hallway

WC

Kitchen/Diner

19'8" x 33'11" (6.00m x 10.34m)

Lounge

24'2" x 14'4" (7.37m x 4.37m)

Study

16'9" x 12'3" (5.10m x 3.73m)

Sitting Room

20'10" x 11'10" (6.36m x 3.60m)

Utility

12'2" x 7'5" (3.72m x 2.25m)

Garage

17'7" x 17'2" (5.36 x 5.25)

### ON THE FIRST FLOOR

Landing

14'3" x 15'9" (4.35m x 4.80m)

Bedroom

16'0" x 19'7" (4.88m x 5.97m)

En-suite

12'2" x 5'8" (3.73 x 1.75)

Bedroom

17'4" x 11'10" (5.29m x 3.61m)

En-suite

6'2" x 6'4" (1.89 x 1.95)

Bedroom

13'2" x 12'3" (4.02m x 3.73m)

En-suite

6'2" x 5'2" (1.88 x 1.60)

Bedroom

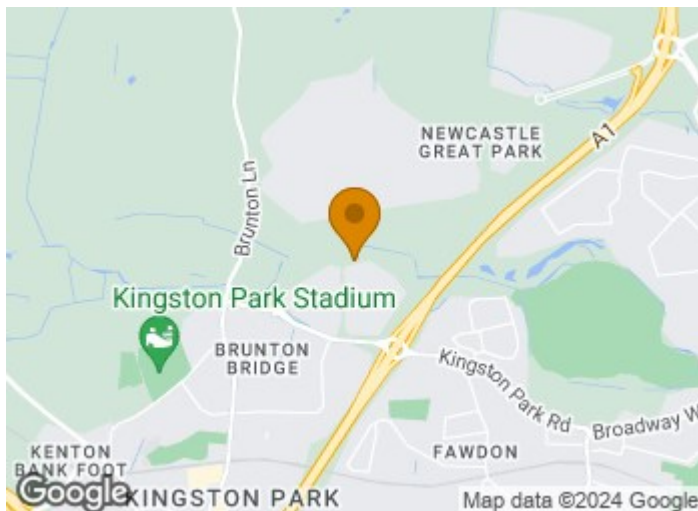
15'4" x 11'8" (4.67m x 3.56m)

Bedroom

9'11" x 16'4" (3.01m x 4.97m)

Bathroom

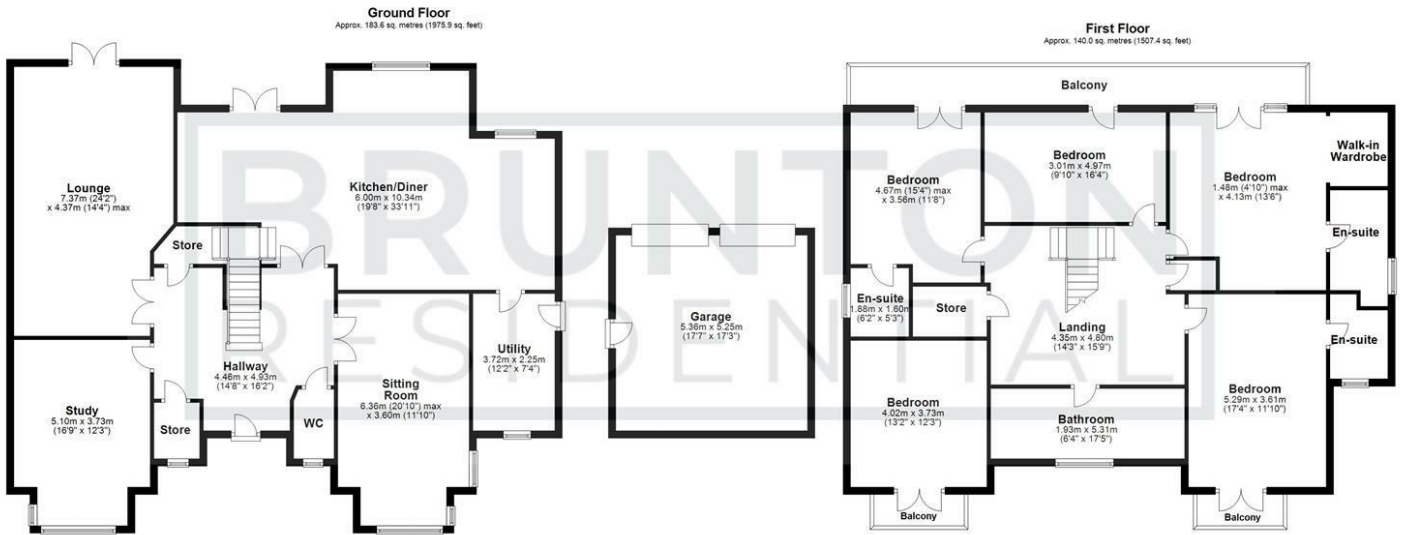
Disclaimer



- DETACHED HOME
- CHARLES CHURCH KINGSLEY
- FIVE BEDROOMS
- LARGE PLOT WITH GATES
- DOUBLE GARAGE
- NO FORWARD CHAIN



# Floor Plan



Total area: approx. 323.6 sq. metres (3483.2 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	86
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	