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## Orangetip Gardens

Great Park, NE13 9EG

SOUGHT AFTER LOCATION & BUILD STYLE - 5 BED DETACHED - NO CHAIN

Brunton Residential proudly presents this exceptional 5-bedroom detached Taylor Wimpey "Troon" style property, thoughtfully designed to provide expansive luxury living across three levels. The property is located in a sought after area of Great Park and is presented with no onward chain.

**Offers Over £587,500**

# 23 Orangetip Gardens

Great Park, NE13 9EG



The property comprises of a large entrance hallway, leading to a generously sized lounge and a separate study with front-facing views. At the rear, discover a sophisticated fitted kitchen/dining area and a family room, both adorned with French doors opening to the inviting rear garden. A practical utility room and WC add to the convenience on this level.

To the first floor, there is a master bedroom, complete with a walk-in wardrobe and an en-suite bathroom. Two additional bedrooms on this floor boast en-suite shower rooms.

The second floor unveils two more bedrooms and a chic bathroom, accessible from the central landing. Outside, a double garage and a front driveway welcome you, while the expansive rear garden beckons, completing this elegant and well-appointed residence.

### TO THE GROUND FLOOR

#### Hallway

#### Living Room

16'5" x 12'8" (5.00m x 3.85m)

#### Office

7'3" x 11'10" (2.20m x 3.60m)

#### WC

6'7" x 4'11" (2.00m x 1.50m)

#### Kitchen/Dining Room

12'10" x 22'0" (3.90m x 6.70m)

#### Utility

6'7" x 6'7" (2.00m x 2.00m)

#### Sitting Room

10'6" x 12'8" (3.20m x 3.85m)

### TO THE FIRST FLOOR

### Landing

#### Main Bedroom

16'5" x 12'8" (5.00m x 3.85m)

#### Walk-in Wardrobe

5'7" x 5'11" (1.71m x 1.81m)

#### En-suite Bathroom

6'2" x 12'8" (1.88m x 3.85m)

#### Bedroom 2

11'0" x 11'10" (3.35m x 3.60m)

#### En-suite

5'1" x 8'2" (1.55m x 2.50m)

#### Bedroom 3

11'9" x 16'1" (3.58m x 4.89m)

#### En-suite

7'2" x 5'7" (2.18m x 1.71m)

### TO THE SECOND FLOOR

#### Hall

#### Bedroom 4

15'4" x 16'1" (4.67m x 4.89m)

#### Landing

#### Bathroom

6'11" x 8'1" (2.10m x 2.47m)

#### Bedroom 5

8'5" x 12'8" (2.57m x 3.85m)

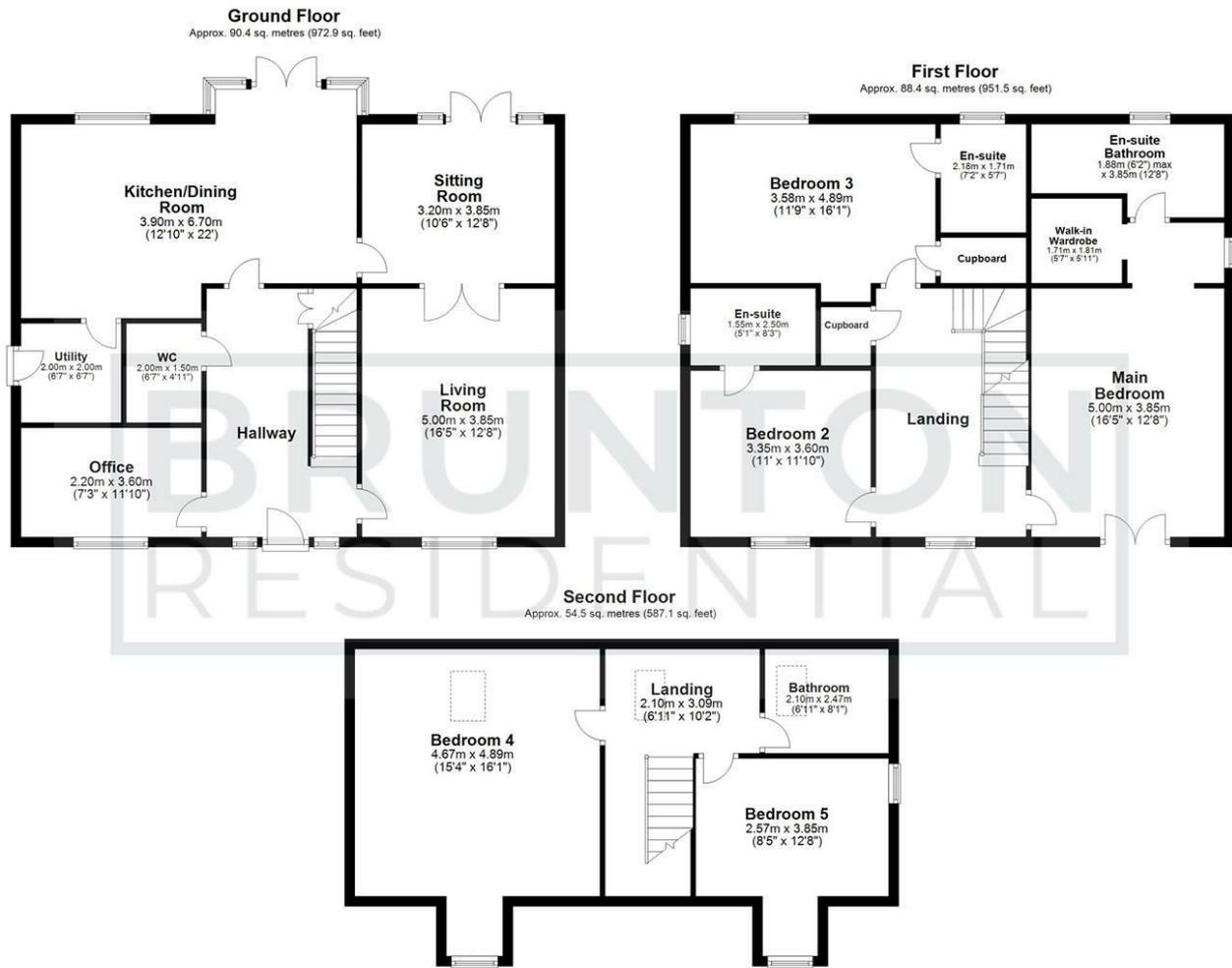
#### Disclaimer.



- SOUGHT AFTER LOCATION
- FANTASTIC DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINER
- TAYLOR WIMPEY "TROON"
- NO ONWARD CHAIN
- FIVE BEDROOMS
- DOUBLE DRIVEWAY & GARAGE



# 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	91		

**Energy Efficiency Rating Legend:**

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

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England & Wales EU Directive 2002/91/EC