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ELMWOOD PARK GARDENS, GREAT PARK, NE13

Offers Over £235,000

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OPEN ASPECT TO FRONT - SOUGHT AFTER LOCATION - SEMI-DETACHED
Brunton Residential are delighted to offer for sale this 'Persimmon Rufford' style home located on Elmwood Park Gardens within Great Park. This three-bedroom, semi-detached property benefits from an open aspect to the front and would be perfect for first time buyers, it offers excellent value for money and has some great external space.

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Accommodation briefly comprises; entrance porch with access to lounge, an internal hallway offers staircase to the first floor, a ground floor WC, access to integral garage and door to a full width dining kitchen. The kitchen has a range of fitted wall and floor units with coordinated work surfaces & fitted appliances, French doors provide access to the rear gardens. The first floor consists of a master bedroom with an ensuite shower room and double door access to a balcony, bedrooms two and three are large enough for a double bed with furniture. A stylish partly tiled family bathroom concludes the internal accommodation.

Externally, there is a lawned garden to the front with driveway leading to garage and pathway access to the property while to the rear is a fantastic garden with lawn, paved and decked areas, shed and fenced boundaries.



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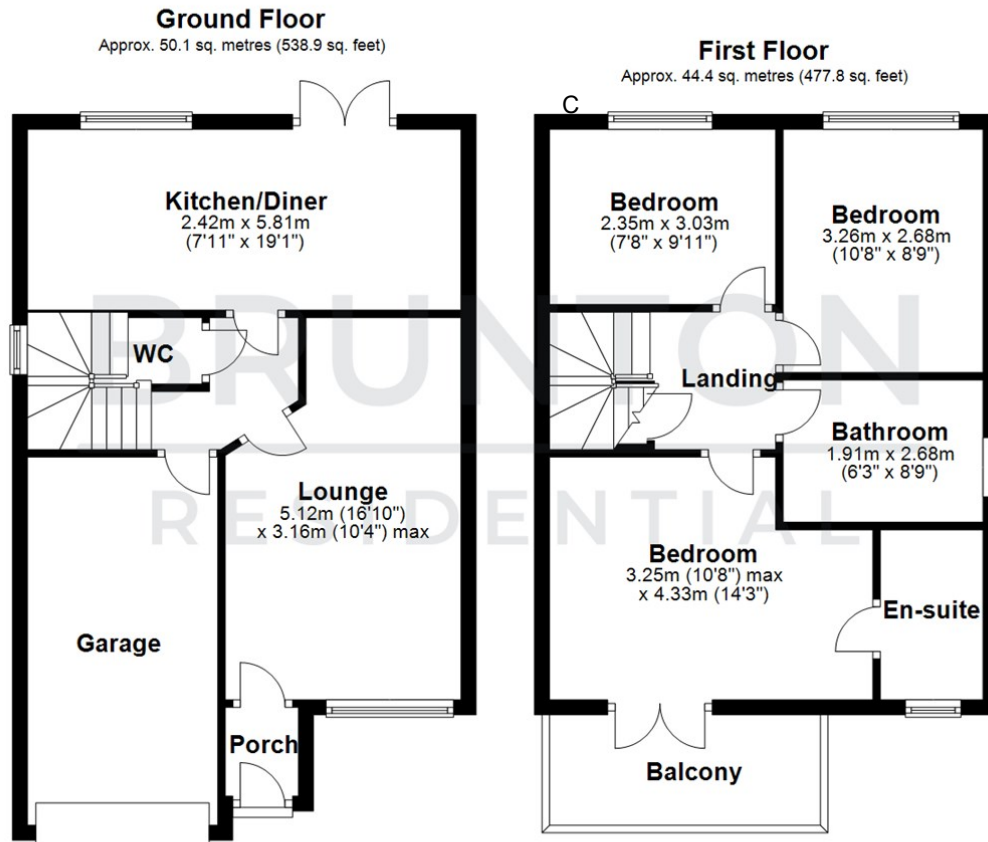
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	95
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	