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Warenton Way

Great Park, NE13 9AR

FIVE BEDROOMS - EXTENDED DETACHED HOME - STUNNING INTERIOR

Brunton Residential are delighted to present this exceptional five-bedroom detached home located in the sought-after area of Greenside, part of the wider Great Park development. Boasting an exquisite finish throughout, this extended property features spacious living areas on all three floors. Its prime location provides convenient access to the A1, City Centre, and is close to schools and other local amenities.

Offers Over £600,000

4 Warenton Way

Great Park, NE13 9AR



Accommodation briefly comprises of: an entrance hallway includes a WC and a staircase leading to the first floor. At the front of the house, there is a dining room space with a window, leading to a utility room equipped with space for appliances. The kitchen can be accessed from the utility and the hallway. A prestigious finish provides an impressive and expansive space for entertaining while being equipped with a range of wall and floor units, coordinated work surfaces, and some fitted appliances. French doors open to a large rear garden. The home is extended to the rear to provide a spacious lounge area with bi-fold doors leading to the rear of the house. Additional ground floor rooms include an extra reception room currently used as a playroom along with a home office.

Moving to the first floor, a landing area leads to a large master suite with access to a fantastic full depth room with access to a large walk in wardrobe and a generously sized en suite. This area also has a separate access point to the top floor.

The second floor features a generously sized family bathroom and WC, tiled from floor to ceiling. This floor includes three spacious bedrooms, one of which offers an ensuite. Also on this floor is a fifth smaller bedroom and two storage cupboards.

Externally, the front offers a small lawned garden with pathway access leading to the property. To the rear of the property is a well kept garden offering lawned and paved areas, this space boasts a exceptionally large driveway with a double garage offering a second floor storage space.

Dining Room

11'6" x 12'0" (3.50m x 3.66m)

Hallway

Sitting Room

12'6" x 11'10" (3.80m x 3.60m)

WC

Lounge

14'2" x 19'0" (4.32m x 5.80m)

Study

10'2" x 6'5" (3.09m x 1.96m)

Utility Room

4'7" x 12'0" (1.39m x 3.66m)

Kitchen

20'9" x 12'0" (6.32m x 3.66m)

Master Bedroom

23'0" x 11'10" (7.01m x 3.60m)

Landing

Dressing Room

15'6" x 11'8" (4.72m x 3.56m)

En-suite

7'2" x 11'8" (2.19m x 3.56m)

Bedroom

10'6" x 10'2" (3.21m x 3.11m)

Bedroom

7'5" x 9'1" (2.25m x 2.77m)

Bedroom

9'11" x 11'10" (3.01m x 3.60m)

Landing

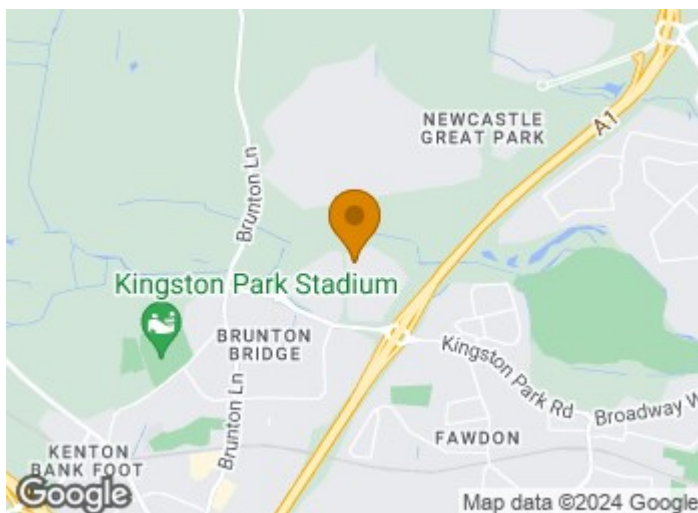
Bathroom

6'3" x 8'4" (1.90m x 2.55m)

En-suite

Bedroom

13'9" x 11'5" (4.18m x 3.47m)



- FIVE BEDROOM
- THREE STOREY
- SOUGHT AFTER LOCATION
- 360 VIRTUAL TOUR
- STUNNING PROPERTY
- GREAT PARK
- DOUBLE GARAGE
- LARGE OPEN SPACE



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 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