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Sunflower Drive

Great Park, NE13 9FA

SOUGHT AFTER LOCATION - TWO BEDROOMS - GROUND FLOOR

Brunton Residential are delighted to offer for sale this ground floor apartment located on Sunflower Drive within the Brunton Rise development by Taylor Wimpy. This excellent home has open views to the front and has been finished to a high standard throughout.

Offers Over £149,950

1A Sunflower Drive

Great Park, NE13 9FA



Accommodation briefly comprises; secure communal entrance hallway leading to the front door, a private entrance hallway leading to; lounge with French door access to patio which offers an open aspect view over the parkland area at the side of Great Park, There is a fantastic kitchen with a range of wall and floor units with fitted appliances along with coordinated work surfaces, There is a master bedroom with fitted wardrobes, a second bedroom which could be utilised as a home office and finally a modern bathroom WC. Externally, there is a range of communal garden areas along with an allocated parking space. There is also access to a bike shed from the car park.

ON THE GROUND FLOOR

Hallway

Lounge

14'6" x 14'1" (4.42m x 4.29m)

Kitchen

9'9" x 8'2" (2.98m x 2.50m)

Bedroom

9'0" x 11'3" (2.74m x 3.44m)

Bedroom

7'9" x 7'9" (2.37m x 2.37m)

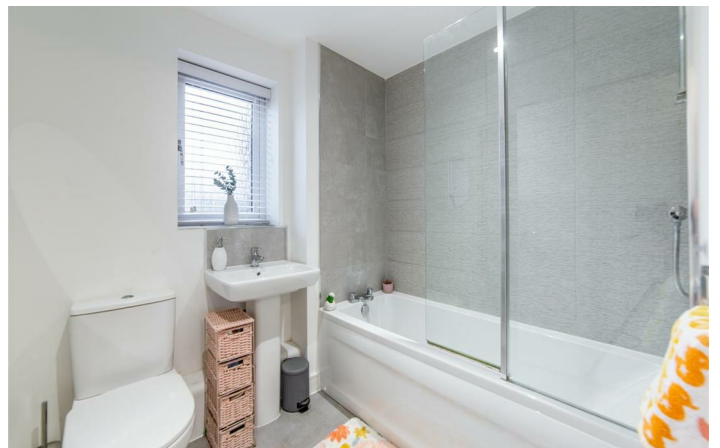
Bathroom

7'2" x 6'2" (2.19m x 1.90m)

Disclaimer



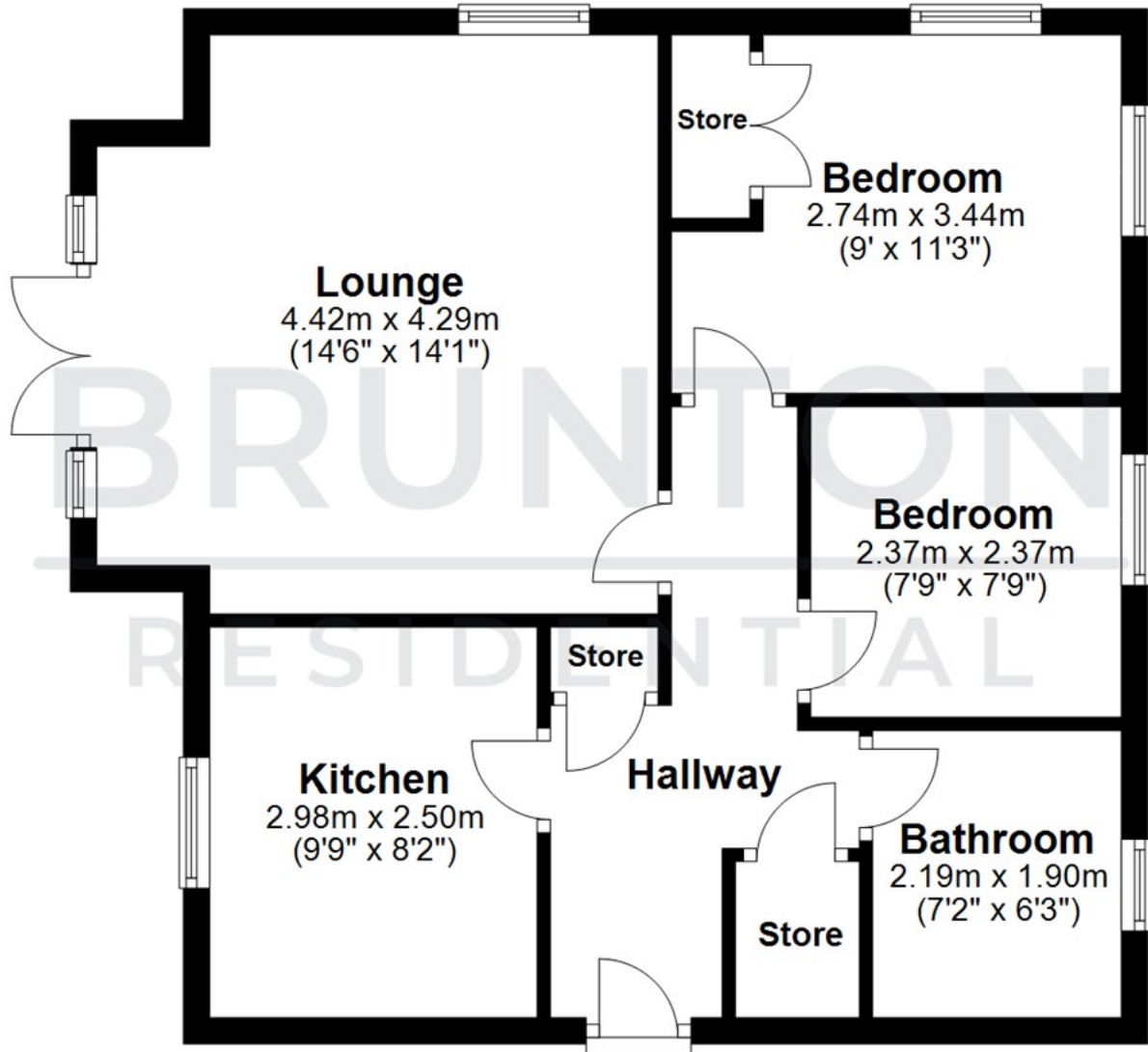
- SOUGHT AFTER LOCATION
- OPEN ASPECT TO FRONT
- GROUND FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED PARKING
- SECURE COMMUNAL ENTRANCE



Floor Plan

Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 55.0 sq. metres (591.6 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	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	