

BRUNTON

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ROWAN DRIVE, ST. MARY PARK, NE61

£475,000

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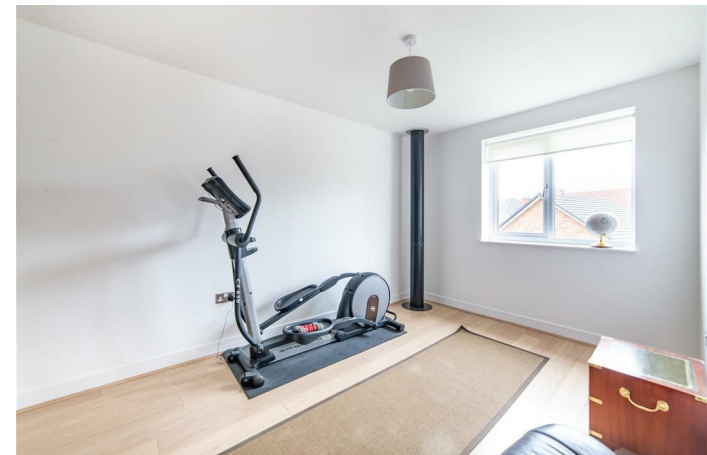


DETACHED HOME - FOUR BEDROOMS WITH THREE BATHROOMS - FANTASTIC GARDENS

Brunton residential are delighted to offer for sale this excellent detached home located in the popular St. Mary Park within Stannington. This superb home has some stunning garden areas and offers a large double garage with driveway to the rear.

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Accommodation briefly comprises of; Entrance hallway offering ample space with access to a generously sized lounge allowing access to the rear gardens through bi-folding doors. Across from the lounge you have the dining room which can be used as an office or playroom. Leading on through the hallway there is a fantastic, modern kitchen fully equipped with integrated appliances and coordinated work surfaces and plenty of cupboard space. In addition to this, there is a family room which is slightly separated from the kitchen but also allows for that open plan feel. The rear gardens can be accessed from both the main lounge and the kitchen.

The first floor consists of a large landing offering access to a superb sized bedroom, which has plenty of space for bedroom furniture and also offers great built in storage space, this room is finished nicely with a well-equipped en suite. Next to this is a good size bedroom which offers ample space and another fantastic en-suite. There is a further bedroom that has built in cupboard space allowing space for storage. Another final bedroom offers excellent space, this also features a storage cupboard for space. The family bathroom is part tiled..

To the front of the property, there is a pathway with direct access to the home with lawned areas on either side. To the rear of the property is an excellent garden offering lawned and paved areas with wall and fenced boundaries allowing for privacy. There is fantastic space for parking on a large driveway and a superb double garage.



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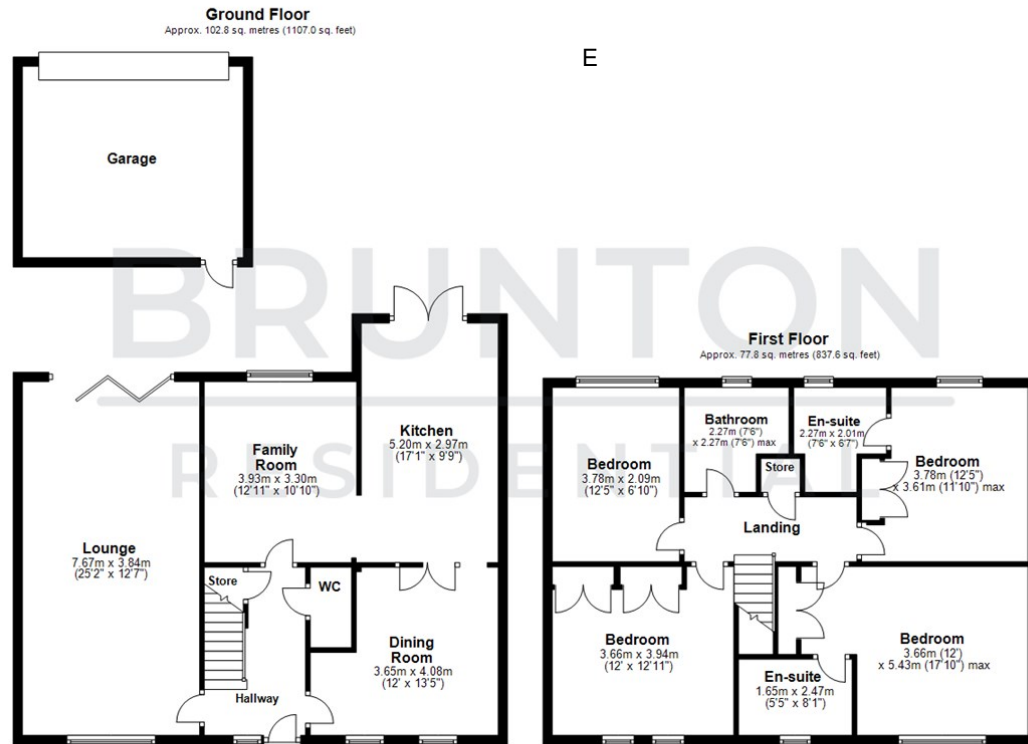
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



Total area: approx. 180.7 sq. metres (1944.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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