

BRUNTON

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ROSEDEN WAY, GREAT PARK, NE13

£240,000

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TOWNHOUSE - SOUGHT AFTER LOCATION - GARAGE & DRIVEWAY

Brunton Residential are delighted to offer for sale this semi-detached home located on Roseden Way in Great Park. This Taylor Wimpey Ingleton has a fantastic amount of space, a garage and driveway for off-street parking and would make an excellent family home.

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Accommodation briefly comprises of: entrance hallway with access to the kitchen area. The kitchen has a range of wall and floor units with coordinated work surfaces and fitted appliances and ample space for formal dining. To the rear of the property there is a full width lounge with double doors to the rear gardens. There is also a separate WC. The first floor hosts a landing with feature corner window over looking the front of the property, there are two well sized bedrooms along with a family bathroom in-between. The top floor offers an impressive master suite which consists of a bedroom area with store cupboard and built-in wardrobes and an ensuite shower room.

Externally, there is a small town garden to the front with pathway access to the property while to the rear is a lawned garden with patio area and fenced boundaries. There is a long driveway to the side which offers off street parking and access to the detached garage.



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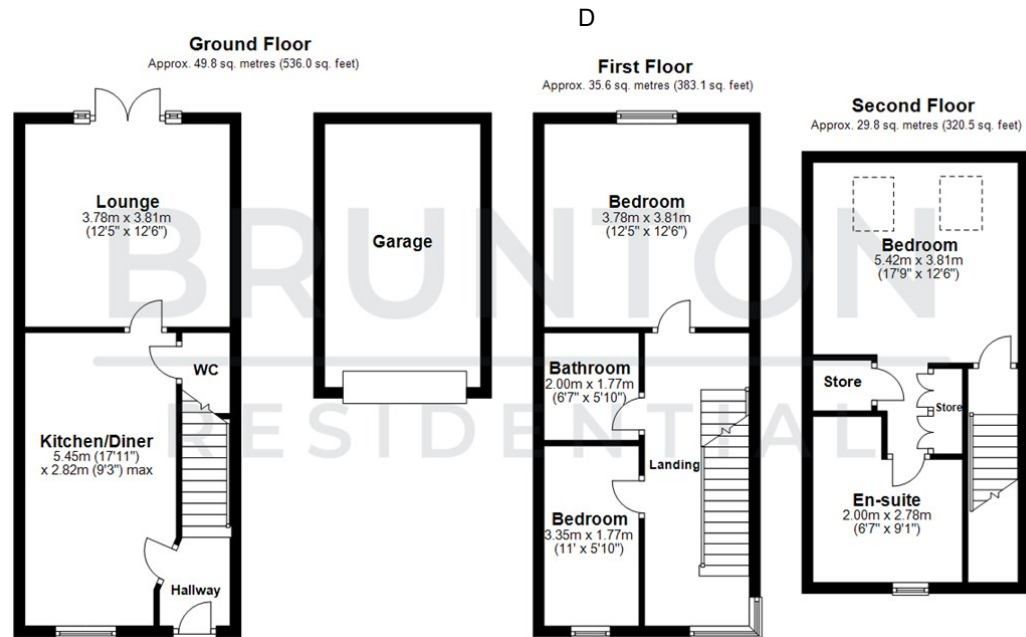
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



Total area: approx. 115.2 sq. metres (1239.5 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
85	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>	

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>	