

BRUNTON

RESIDENTIAL



HEPBURN AVENUE, GREAT PARK, NE13

Offers Over £415,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



SUBSTANTIAL DETACHED HOME - SOUGHT AFTER LOCATION - EXCELLENT CONDITION

Brunton Residential are delighted to offer for sale this substantial detached home located on Hepburn Avenue in Greenside, part of the wider Great Park development. The property provides a fantastic amount of internal living accommodation, is in excellent condition throughout and has an open aspect to the front.

BRUNTON

RESIDENTIAL

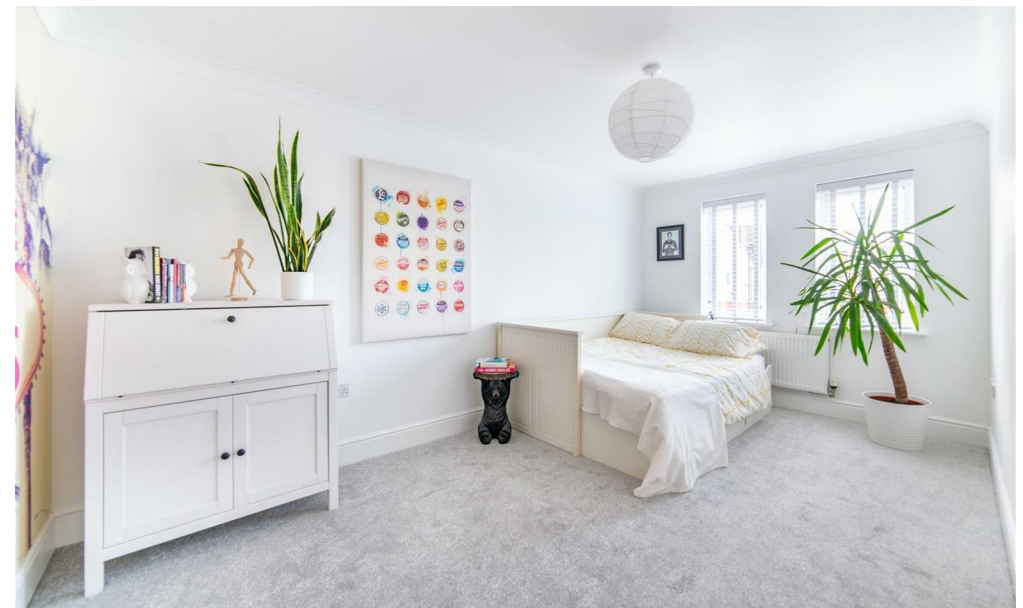


BRUNTON

RESIDENTIAL

Accommodation briefly comprises; entrance hallway via secure, aluminium front door, to the left of the hallway is the large but cosy lounge with two windows to the front. To the right of the hallway is the full-length kitchen/diner which is the real heart of the home. It is bright and airy thanks to a range of large windows and is the perfect space for a family with the kitchen itself, area for formal dining with views of the courtyard garden as well as an additional sitting area and upgraded triple glazed aluminium framed winter garden to dining area. The kitchen itself has been recently upgraded and offers a range of wall and floor units, coordinated work surfaces, some fitted appliances and leads to the utility room and downstairs WC. To the first floor is the spacious master bedroom with stylish en-suite shower room with WC, basin and walk-in shower. There are three further double bedrooms on the first floor as well as the modern, family bathroom. The second floor offers the largest of the five bedrooms and could be used as a master bedroom. The eight-metre long room is currently utilised as a gym and spare bedroom and has access to a further en-suite shower room and sun-trap balcony via French doors.

Externally, the front of the property is accessed via a pedestrianised part of the street with an open outlook. There is a gated town garden at the front with fenced boundary, mature hedges and pathway access to the property. To the rear is a fantastic courtyard garden filled with mature plants, shrubs and trees and seating areas to make the most of the sun throughout the day.



BRUNTON

RESIDENTIAL

TENURE : Freehold

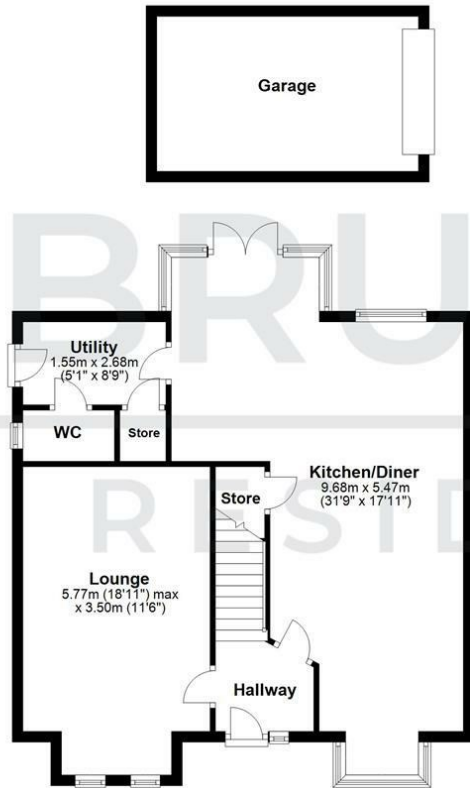
LOCAL AUTHORITY :

COUNCIL TAX BAND : F

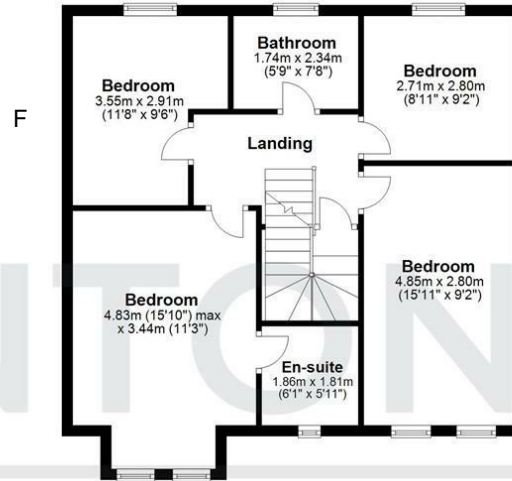
EPC RATING :

SERVICES :

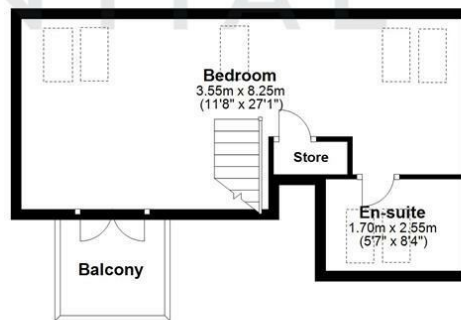
Ground Floor
Approx. 83.5 sq. metres (898.9 sq. feet)



First Floor
Approx. 64.8 sq. metres (697.1 sq. feet)



Second Floor
Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 179.8 sq. metres (1935.0 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		
(81-91) B		
(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 (CO₂) 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	