

# BRUNTON

---

## RESIDENTIAL



**HAZELWOOD ROAD, GREAT PARK, NE13**

**Offers Over £950,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



### FANTASTIC FAMILY HOME - FOUR FLOORS - MULTIPLE RECEPTION ROOMS

Brunton Residential are delighted to bring to the market this incredible four-storey, seven-bedroom family home on Hazelwood Road in Great Park. This property has an impressive amount of space, spread across four floors with several reception rooms for entertaining and relaxing. The property is ideal for a large family, or those looking for some more space, whilst still being close to local shops, amenities and transport links.

# BRUNTON

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

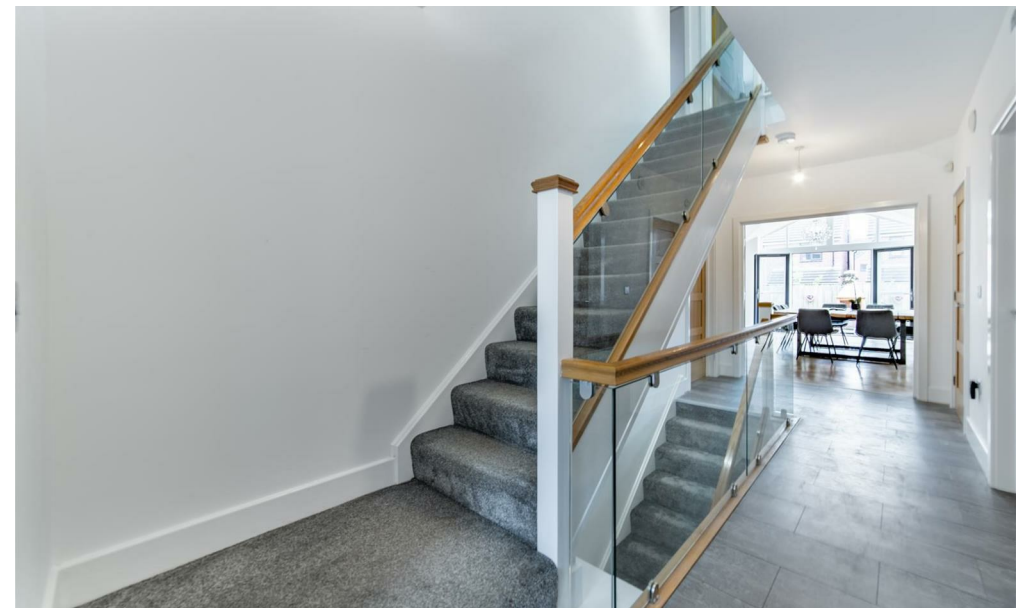
Accommodation briefly comprises an entrance porch leading into a hallway with the lounge and shower room to the right, the kitchen/diner directly in front, and the stairs leading to the first floor on the left. There is also internal access to the garage from the hallway. The lounge is a cosy space with a fireplace and a large window allowing the natural light to fill the room. The kitchen/family room is a fantastic and generous sized room with ample living and dining areas. This room has skylights and French doors along almost the entire rear wall creating an impressive, bright space. The stunning kitchen provides modern wall and floor units with a co-ordinated worktop allowing for ample storage and surface space. The utility room, just off the kitchen, provides some extra storage space as well as space for appliances. The shower room takes on a modern style and provides extra facilities for the whole family. Within the hallway, there is a great and useful storage cupboard.

To the first floor there is a large, open landing area leading to four of the bedrooms and one family bathroom. The master bedroom is a large room with a brilliant walk-in dressing room as well as a large ensuite with a separate bath and shower, WC and basin. The master and another bedroom on this floor, have access to the balcony to the front of the property. The other two bedrooms on the first floor are fantastic sizes and will suit all requirements. The large family bathroom keeps the modern feel with its large bath, separate shower, basin with storage and WC.

To the second floor there is again, a large landing area with some built-in storage. From here you can access the three bedrooms and the family bathroom. The three bedrooms are all exceptional sizes, one of which has an en-suite. They will all be suitable for the whole family and fulfil any needs. The family bathroom on this floor is almost identical to the first floor with a large bath, separate shower, basin with storage and WC. This property also has an excellent basement which provides three more reception rooms including a large room that is currently utilised as a cinema/entertainment room. There are a further three rooms within the basement, one of which is set up to have the capacity to be a sauna. The final two rooms have the potential to be utilised as an extra bedroom, office, gym etc. With endless possibilities, the basement is a fantastic extra space.

Externally, this property boasts a large garden to the rear comprising a combination of lawn and paving with plenty of space for hosting and entertaining. To the front of the property is a double garage and a driveway providing parking for multiple cars.

This stunning property would be a great family home in the sought-after area of Great Park. The property takes on a modern feel throughout which makes it an ideal turnkey property. Hazelwood Road is close to local shops, schools, amenities, and transport links.



# BRUNTON

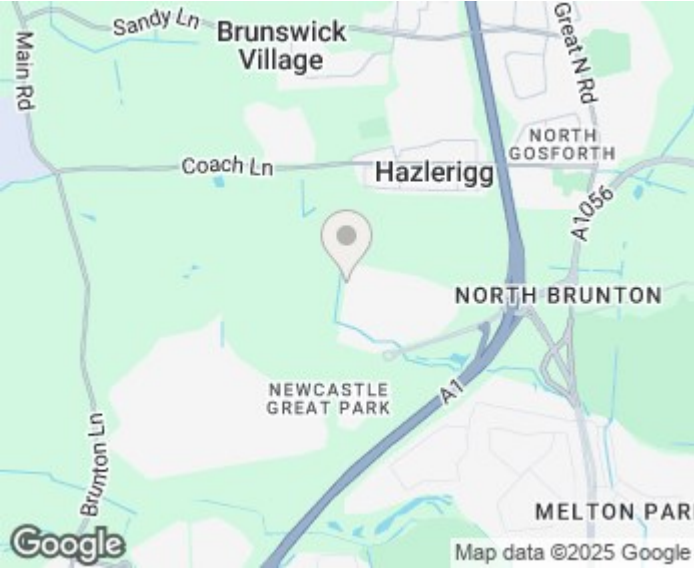
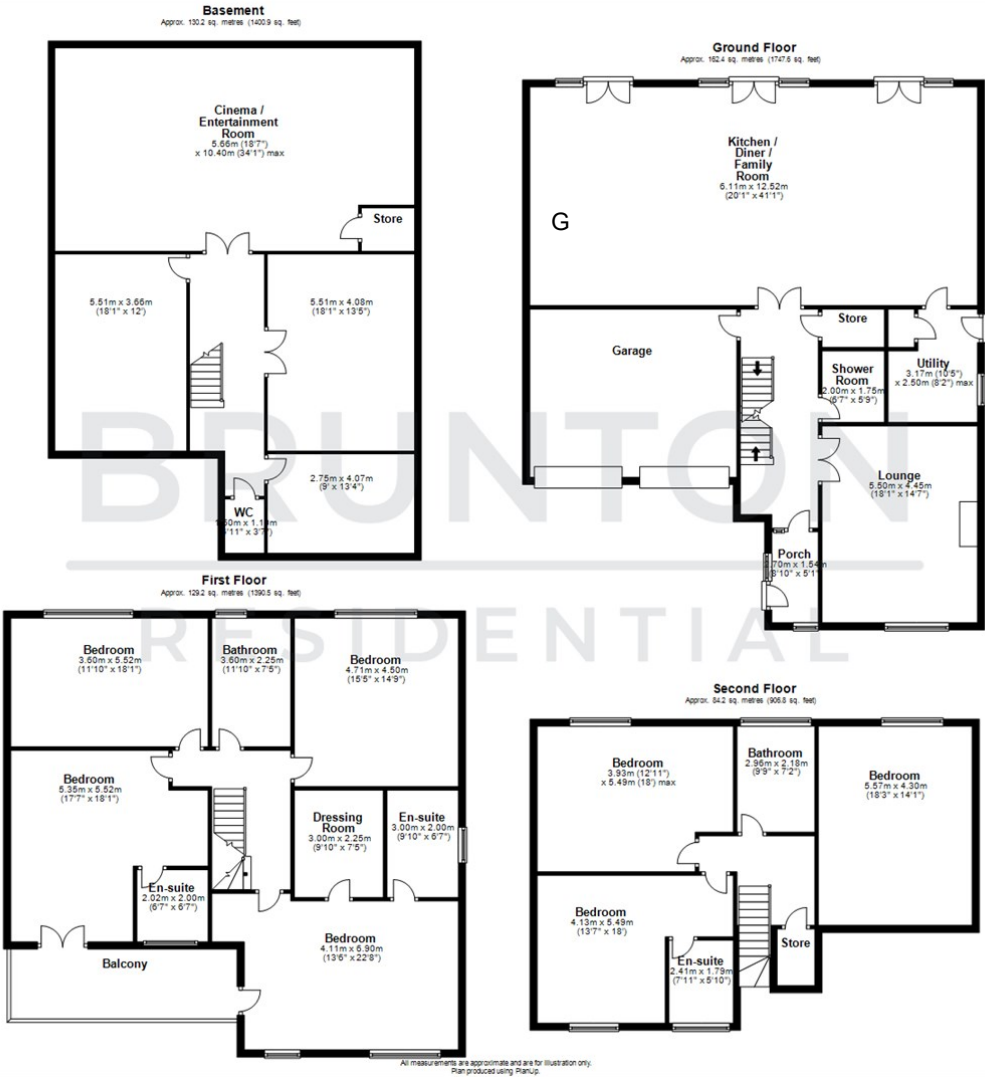
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B



| 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 (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |