

BRUNTON

RESIDENTIAL



LAMBLEY WAY, GREAT PARK, NE13

Offers Over £725,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



DETACHED HOME - FIVE BEDROOMS - HEAVILY EXTENDED - LUXURY KITCHEN.
Brunton Residential are delighted to offer for sale this fantastic detached home located Lambley Way within Great Park. This stunning home has been extended and modified to offer a substantial amount space over three floors. The property further benefits from double parking and an open aspect to the front.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The space offered on the ground floor of this home is definitely its key feature, a build to the rear and side of the kitchen has created an amazing open plan living space, the family room alone is over ten meters wide and offers a dining space and two sitting areas and double doors looking over the rear gardens. The kitchen is of luxury standard and is bespoke to the property, it offers a lantern style roof and large picture window to the front. The kitchen itself offers a range of wall and floor units with coordinated quartz, waterfall worktops, it has gold accents and fitted appliances. To the rear of the kitchen is a cinema room, it could double a large lounge as blackout curtains hide feature bi-fold doors overlooking the rear gardens. Further ground floor rooms include a lounge, separate office, utility room and a ground floor WC. The first floor consists of a full depth master suite with bedroom area, dressing area and separate ensuite, the second bedroom also has an ensuite along with fitted wardrobes and a third bedroom concludes the first floor living space.

The top floor hosts a fantastic guest suite with access to another ensuite shower room and a rare top floor sun terrace which over looks the parkland areas to the front of the property, there is also a fifth bedroom and a family bathroom.

The property is situated on a pedestrianised section of the park but there is a private access road shared with only a few other properties. Finally a large landscaped garden to the rear has a mix of lawned, planted and paved areas with fenced boundaries. For reference, this home is considerably larger than a Taylor Wimpy 'Troon' and offers some of the best features we have seen which will hopefully appeal to a family looking for a large home on Newcastle's ever popular Great Park development. For more info and to book your viewing, please call our sales team on 01912368347.



BRUNTON

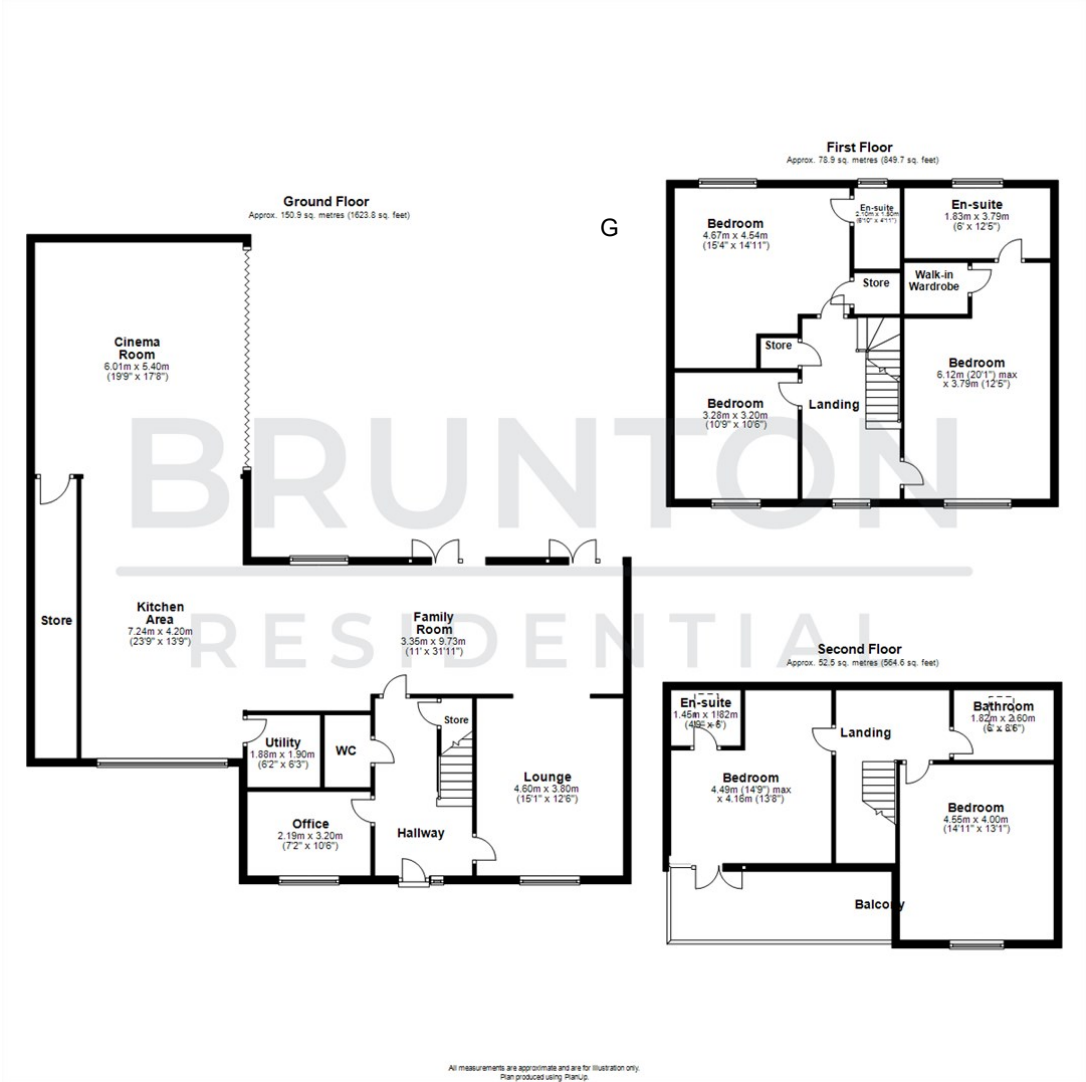
RESIDENTIAL

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		
	81	87
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		