

**BRUNTON**  
RESIDENTIAL



**ROSEDEN WAY, GREAT PARK, NE13**

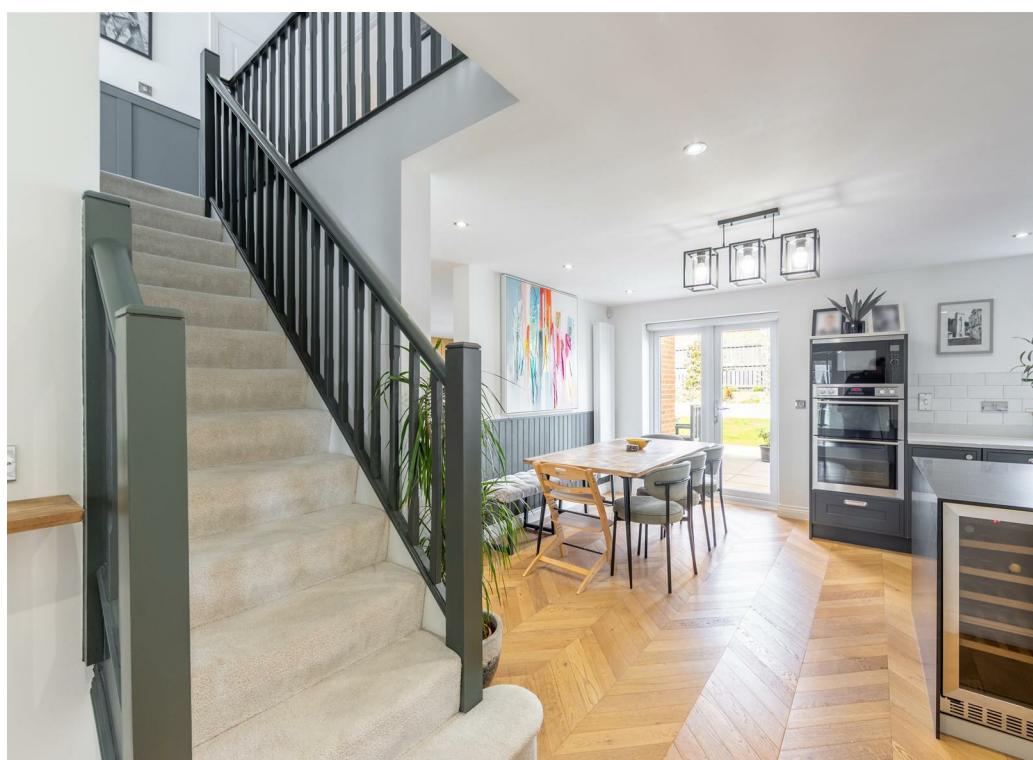
**£475,000**

# BRUNTON

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**FIVE BEDROOMS - TWO EN SUITES - DETACHED FAMILY HOME**

Brunton Residential are delighted to bring to market this 'Lavenham' by Taylor Wimpey, a five bedroom home situated on the sought after Roseden Way, Great Park. This stunning detached home offers open space throughout with an immaculate finish and would be the ideal family home, offering perfect access to local schools and amenities.

For more information and to book your viewing please call our team on 0191 236 8347.

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Situated on Roseden Way, this stunning Lavenham has been reconfigured to allow a more fluid living space to the ground floor, briefly comprising; entrance hallway offering immediate access to cosy lounge and recently added door to give access to the integral double garage. Leading through to a reconfigured kitchen/diner with fantastic, wall and floor units with coordinated work surfaces, integrated appliances and the recent addition of a kitchen island providing a great space for entertaining and informal dining with French doors allow access to the rear gardens. An open doorway offers access to the family room found to the rear of the property which also features French doors leading to the garden. To complete this floor there is a WC conveniently situated next to the staircase.

The first floor consists of a fantastic master bedroom with a Juliette balcony, this ample space offers direct access to a well-equipped ensuite that features a spacious walk-in shower. This room offers added extras such as fitted wardrobes which give great practicality and make use of the space well. There is another large bedroom which comes with fantastic space for bedroom furniture and another great size ensuite. There are three further generous size bedrooms which all allow great space for office use, kids bedrooms or a guest room featuring a double bed and other bedroom furniture.

Externally, there is a large double driveway which leads to the double garage with integral access. There is a pathway with direct access to the property and a small lawned area with hedged boundaries. To the rear, the garden offers a combination of decked, lawned and paved areas with planters surrounding the rear of the gardens and an area made up of bark for a childrens play space.



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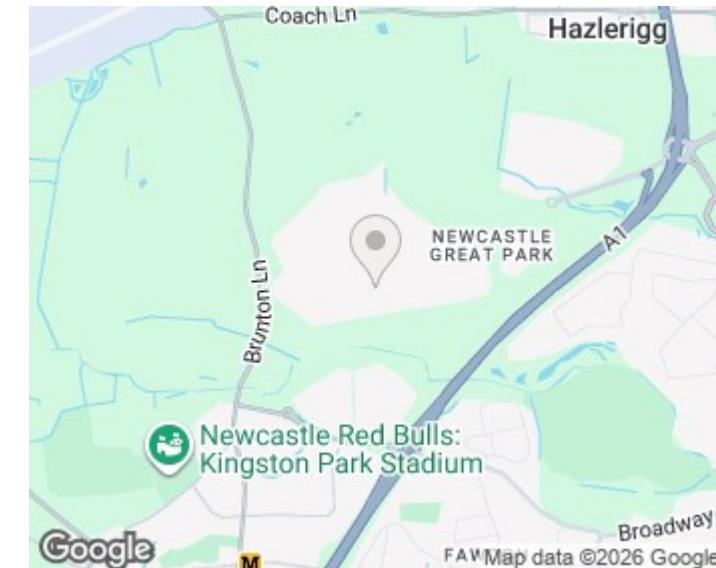
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		