

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**Offers Over £210,000**



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**MASTER BEDROOM WITH ENSUITE - GREAT LOCATION - PERFECT FIRST TIME BUY**  
Brunton Residential are delighted to offer for sale this three bedroom townhouse located on Osprey Walk in Great Park. This Persimmon "Swale" style home is in great condition throughout, has an allocated parking space and a rare ensuite shower room on the top floor.



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Situated on Osprey walk with an open aspect to the front, accommodation briefly comprises of; entrance hall, lounge, breakfasting kitchen spanning the width of the property with access to rear garden and ground floor WC. The kitchen has a range of wall and floor units and integrated appliances, such as an oven, hob and extractor fan.

The first floor consists of two double bedrooms with access to a centrally located family bathroom, featuring a bath, overhead shower, washbasin and WC.

The top floor enjoys a large bedroom with ample storage and Velux windows which the current owners have reconfigured and added a master en suite shower room for added convenience.

Externally, the property benefits from an open outlook to the front and there is a small town garden and access to off-street parking whilst to the rear is low maintenance garden with a combination of paved, gravelled and decked areas, garden shed and fenced boundaries.





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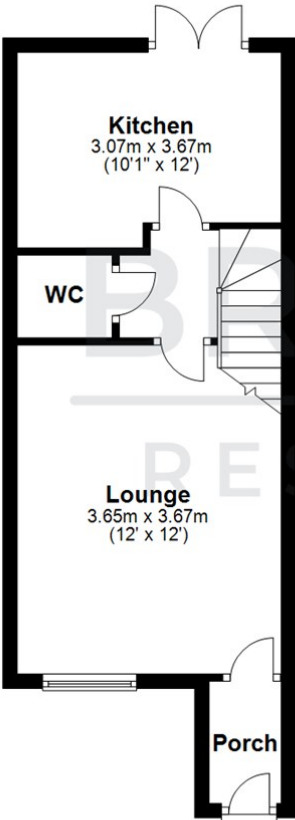
TENURE : Freehold

LOCAL AUTHORITY :

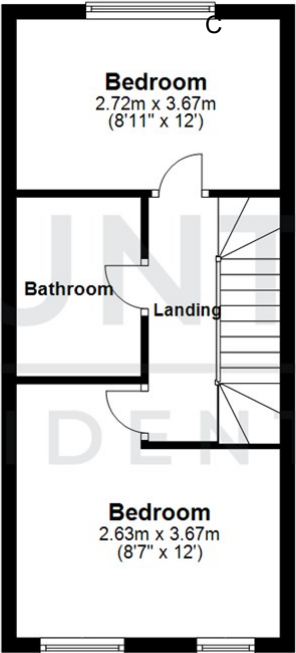
COUNCIL TAX BAND : C

EPC RATING : C

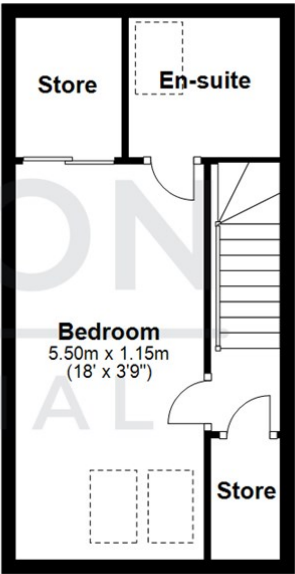
**Ground Floor**  
Approx. 33.7 sq. metres (362.8 sq. feet)



**First Floor**  
Approx. 31.8 sq. metres (341.9 sq. feet)



**Second Floor**  
Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 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                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      |           |
| (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 |           |