

# BRUNTON

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## RESIDENTIAL



**HETHPOOL COURT, GREENSIDE, GREAT PARK, NE13**

**Offers Over £399,950**



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### DETACHED HOME - LUXURY CONDITION - DRIVEWAY & GARAGE

Brunton Residential are delighted to offer for sale this fantastic detached home located on Hethpool Court within the popular estate of Greenside. This Charles Church 'Lowery' is in an immaculate condition throughout, it has a fully landscaped rear garden and has a driveway leading to a detached garage.



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Boasting close to 1,500 square feet of internal living space, the internal accommodation comprises: Central entrance hall with access to a ground floor WC and stairs leading to the first floor with under-stairs store.

The hallway opens onto two reception rooms, the living room with South facing window and the home office/family room.

To the rear of the property, is an impressive 29ft stylish open plan kitchen/dining and living space with French doors leading out onto the rear garden, the kitchen area with integrated appliances and a door to utility room, which offers a further door for side access to the ground floor.

The first-floor landing gives access to four good sized bedrooms, bedroom one with access to an en-suite shower room. The landing also gives access to a well presented family bathroom with four-piece suite.

Externally, the property enjoys a delightful landscaped garden to the rear with garage access and patio area ideal for alfresco entertaining.

To the front, is a low maintenance garden and a driveway with EV charge point leading to the detached garage.





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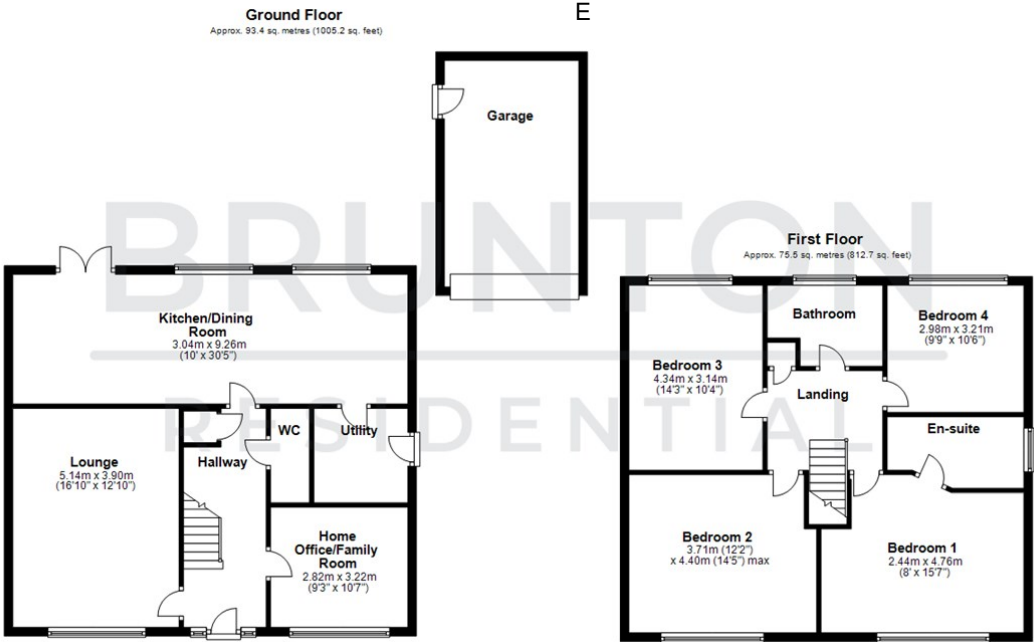
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TENURE : Freehold

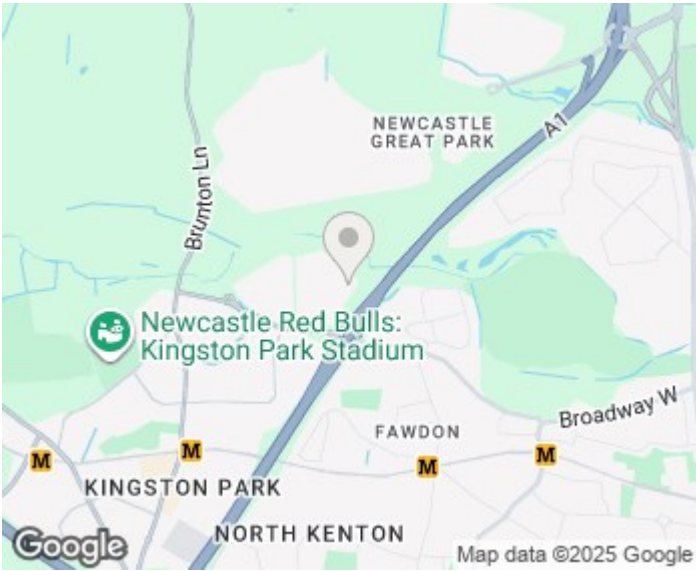
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C



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		87
(81-91) B		
(69-80) C	78	
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	