

# BRUNTON

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## RESIDENTIAL



**ASPENWOOD GROVE, GREAT PARK, NE13**

**Offers Over £450,000**



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### DETACHED HOME - FIVE BEDROOMS - OPEN ASPECT TO FRONT

Brunton Residential are delighted to offer sale this substantial family home located on Aspenwood Grove within Great Park. This home has spacious accommodation for a growing family and is positioned to offer an open aspect to the front with children's play park within eye sight of the front door.



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Accommodation briefly comprises; central entrance hallway with staircase to first floor, doors lead to a large lounge with windows to the front while to the other side is an impressive family kitchen, this whole space runs the full depth of the property with windows to front and an atrium style addition to the rear offering plenty on glass to improve natural light, double doors lead to the gardens. The kitchen itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances. Access is provided to the utility room and GF WC.

The first floor provides one of two ensuite bedrooms with walk in shower room, three further bedrooms and a family bathroom WC. The top floor of this home is very impressive, a master suite runs the full width of the property, it offers plenty of space for a super king bed, with accompanying furniture, a separate dressing area with access to a West facing balcony and a second ensuite shower room.

Externally there is a private garden to the rear with walled boundaries and gated access to the driveway and garage area. The front of the property is excellent, there is an open aspect being offered by an area of open space of planted communal gardens, lawned area and children's play park.





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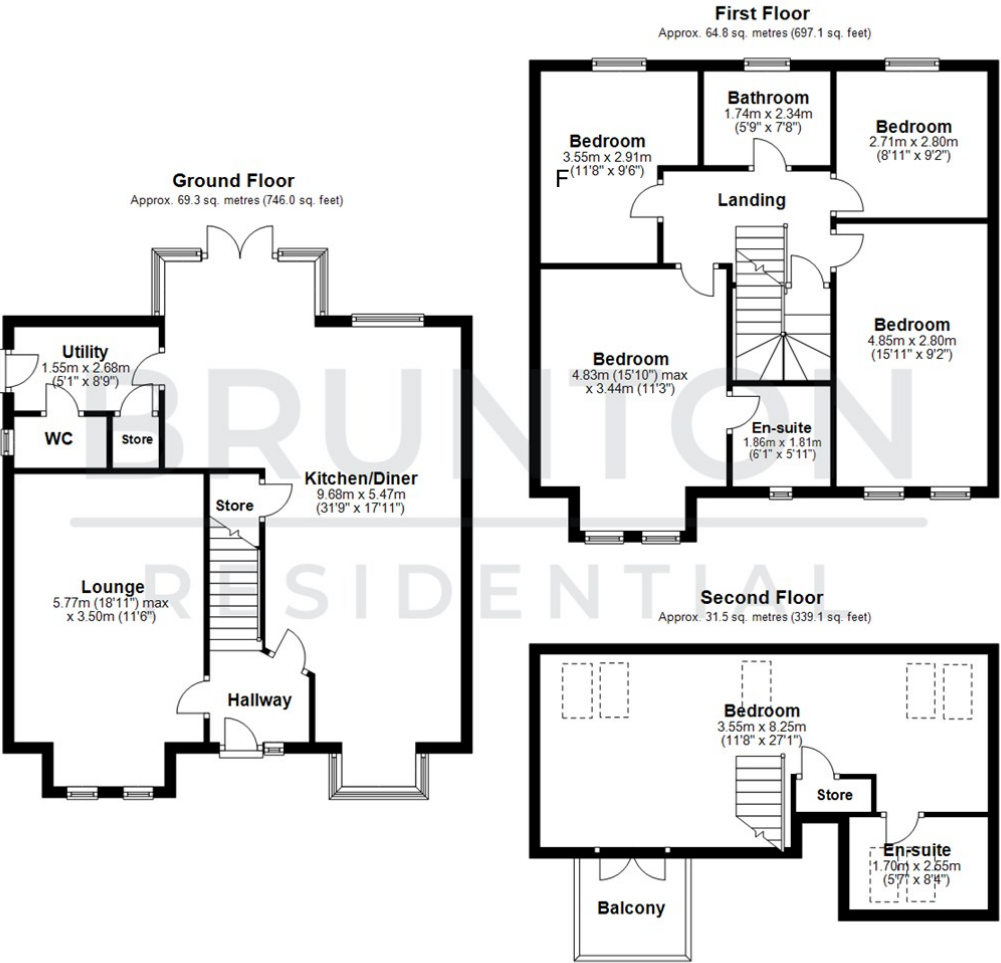
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : B

SERVICES :



Total area: approx. 165.6 sq. metres (1782.2 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		92
(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		
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	