

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£190,000**

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Brunton Residential are delighted to welcome to the market this well presented 'Canford' by Taylor Wimpey on Osprey Walk within the sought after Great Park development with spacious living area, good sized rear garden and excellent school catchments.

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The two bedroom Canford is a modern home ideal for first time buyers or those looking to downsize.

The Canford has a traditional design with driveway parking to the side of the home.

An open plan lounge with space for dining feels light and modern with French doors leading out to the rear garden, great for entertaining or hosting those summer BBQ's. A contemporary fitted kitchen, useful downstairs cloakroom and an essential storage cupboard complete the ground floor.

Upstairs there's a double bedroom with storage cupboard, a further double bedroom and a separate bathroom.

Kingston Park is within easy reach thanks to a new link road, offering a range of amenities. A public transport service links to Regents Centre metro station and access to the A1 and A19 is both easy and convenient.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



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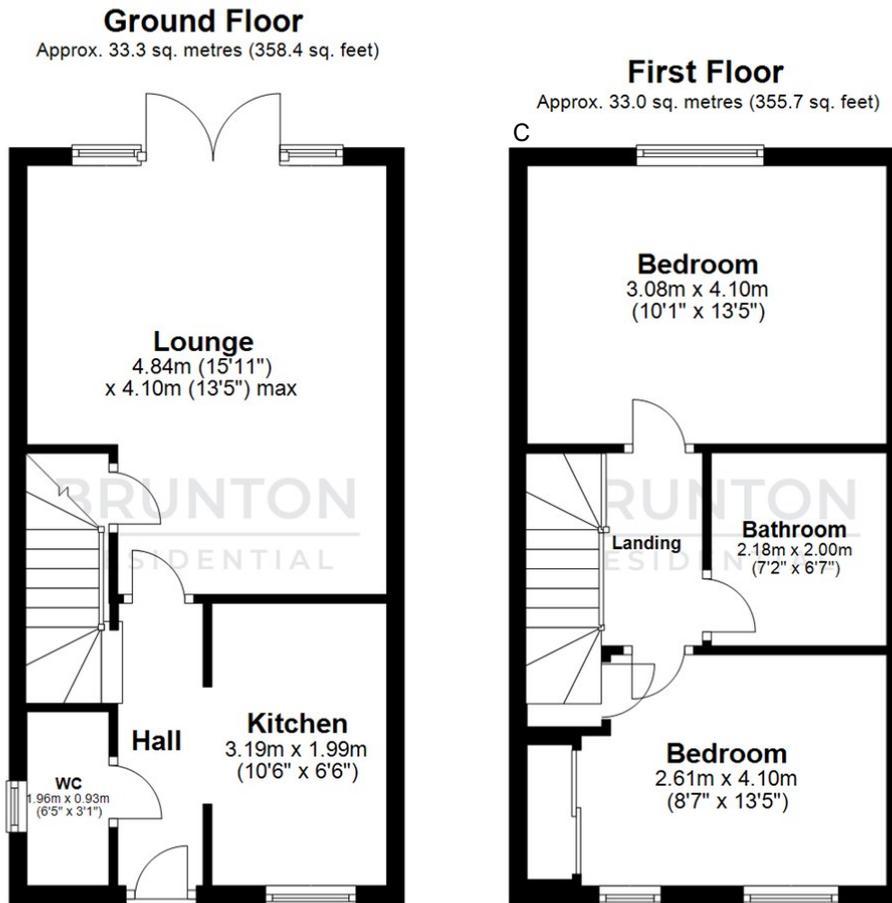
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



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) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			