

**BRUNTON**  
RESIDENTIAL



**ROSEDEN WAY, GREAT PARK**  
Offers Over £250,000

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**THREE BEDROOMS | DETACHED GARAGE WITH DRIVE | EN SUITE**

Brunton Residential are delighted to welcome to the market this simply stunning 'Prestwick' by Persimmon boasting over 1060 sq feet of internal living space on Roseden Way within the sought after Great Park situated on a generous corner plot with land to the front, side & rear.

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

# BRUNTON

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## RESIDENTIAL



Occupying a pleasant position on Roseden way on a corner plot this three storey family home briefly comprises; entrance hallway with access to the snug/dining room, ground floor WC and the kitchen diner that spans the width of the property with ample work surface area that has been upgraded to granite, fitted appliances and French doors opening onto the rear garden.

Off the first floor there is the master bedroom with en suite and the dual aspect lounge both of which span the depth of the build, the lounge with Juliet balcony. To the second floor there are two further bedrooms and the family three piece bathroom that has been upgraded to have a fully tiled wall and the inclusion of a shower over the bath.

Externally there is a beautiful, easy to maintain garden to the front with gated entry as well as side access to the rear garden which is enclosed with immaculate lawned area opening onto the drive for off street parking and single detached garage.

### Tenure

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



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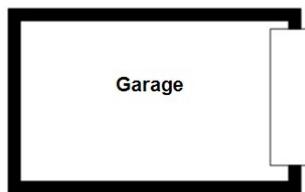
TENURE : Freehold

LOCAL AUTHORITY :

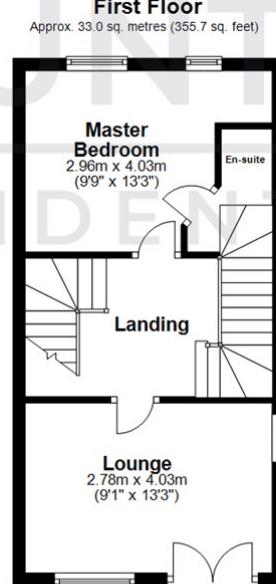
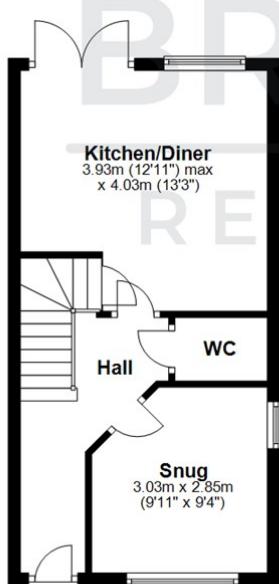
COUNCIL TAX BAND : D

EPC RATING : B

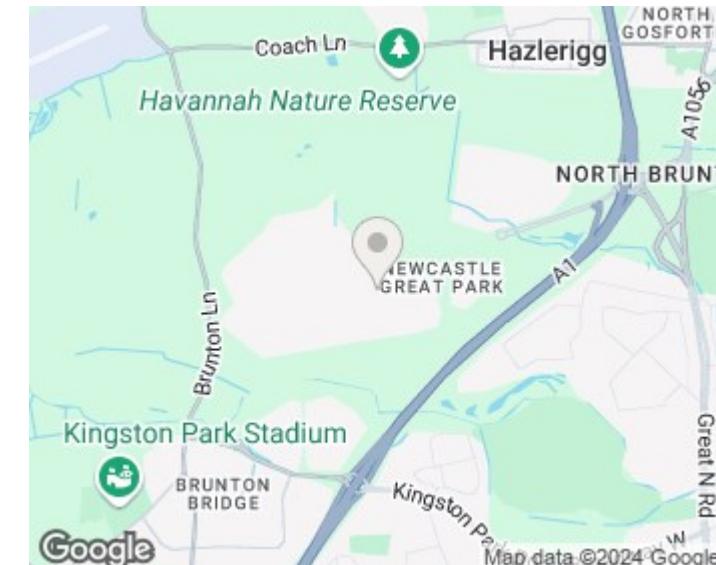
SERVICES :



D



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	81	
(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	92	
(81-91) B	81	
(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		