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GREVILLE GARDENS, GREAT PARK, NE13

Offers Over £275,000

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Brunton Residential are delighted to offer to the market this great, three bedroom, detached modern family home which is perfectly located on Greville Gardens, Great Park. This detached property offers three well-proportioned bedrooms, a spacious living area, open plan kitchen/dining space with utility room and gardens to both the front & rear along with a detached garage and driveway.

Greville Gardens, which is tucked just off from Roseden Way and Heron Crescent, is perfectly situated within close proximity to the shops and amenities of Great Park as well as outstanding local schooling. The property is also placed close to open green spaces, the A1 and is also only a short drive from central Gosforth its excellent array of shops, cafes, restaurants and public houses.

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This popular build type is positioned within a highly sought after area of the Great Park estate and has accommodation which briefly comprises: Entrance hallway with access to a ground floor WC and under-stair storage facility. The ground floor also provides access to a lovely lounge and an open plan kitchen/diner which measures 18ft in length, with French doors leading to the rear gardens and access to a separate utility room.

The stairs then lead to the first floor which leads into three good sized bedrooms which consist of, a master bedroom with access to a stylish en-suite shower room, bedrooms two & three and a modern family bathroom with WC.

Externally there are gardens to the front which are laid mainly to lawn with pathway access to the property, while a landscaped rear garden offers a range of lawned and paved areas with raised deck.

The property also provides a private driveway which offers off street parking and access to the detached garage which can also be accessed through a side door from the garden.

For more info and to book your viewing, please call our Great Park sales team on 0191 236 8347



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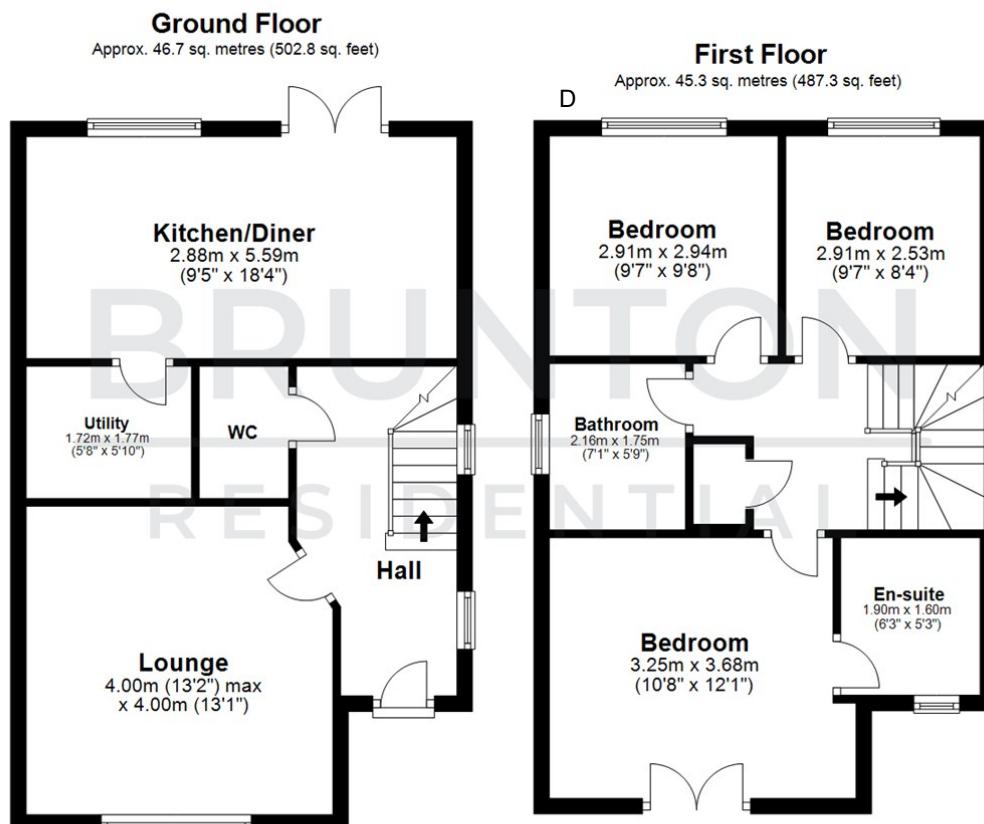
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TENURE : Freehold

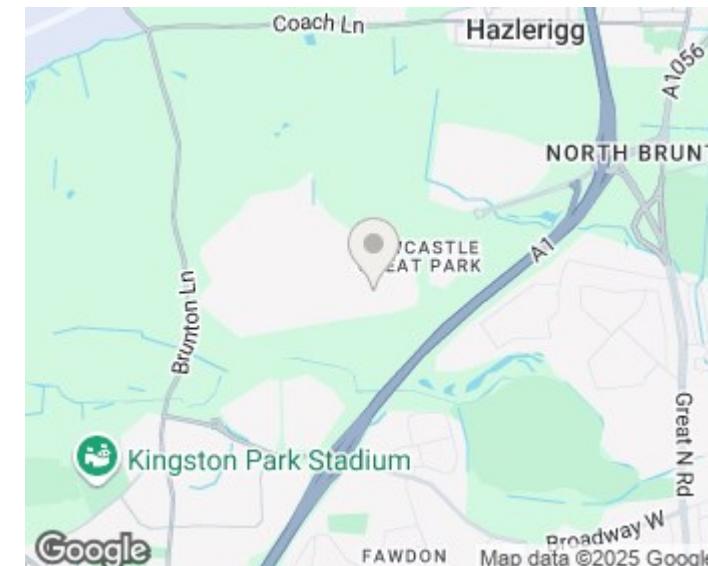
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

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	87
(81-91) B	74	74
(69-80) C	74	74
(55-68) D	85	85
(39-54) E	73	73
(21-38) F	73	73
(1-20) G	85	85
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	EU Directive 2002/91/EC	EU Directive 2002/91/EC
(81-91) B	85	85
(69-80) C	73	73
(55-68) D	73	73
(39-54) E	85	85
(21-38) F	73	73
(1-20) G	85	85
Not environmentally friendly - higher CO ₂ emissions		

England & Wales