



Ringlet Drive

Great Park, NE13 9EL

LUXURY LANDSCAPED GARDEN - FOUR BEDROOMS - STUNNING CONDITION

Brunton Residential are delighted to offer for sale this detached home located on Ringlet Drive, in the brand new Oaklands development of Great Park. This home is in a luxury condition throughout and has a large landscaped garden to the rear.

Offers Over £375,000

41 Ringlet Drive

Great Park, NE13 9EL



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Accommodation briefly comprises of; entrance hallway with storage cupboard and a lounge with floor to ceiling windows to front. There is a stylish kitchen/diner with a range of wall and floor units with coordinated worktops and fitted appliances. There is a fitted utility room which leads through to a WC.

The first floor offers a landing area with doors to; a master bedroom which has a large ensuite shower room and fitted sliding door wardrobe, the second bedroom has ample space for a large bed and free standing wardrobes. Further accommodation includes the third and fourth bedrooms along with a family bathroom WC with rainfall shower.

Externally there are gardens to the front with pathway access to the property, a double driveway provides off street parking & garage access while to the rear lies a luxury landscaped garden with a large paved area, planted raised borders with and has fenced boundaries. There is a balcony at the front of the property which is accessed from both the first and second bedrooms.

It should be noted that this property is situated in one of the newest spots on the estate and has only recently been finished, its location is to the side of Great Park offering easy access to the A1/A19 trunk roads as well as Newcastle airport.

For more info and to book your viewing, please call our sales team on 01912368347.

ON THE GROUND FLOOR

Entrance Hall

Living Room

19'0" x 11'10" (5.80m x 3.60m)

Kitchen/Dining Room

16'3" x 22'4" (4.95m x 6.80m)

Garage

WC

Utility

8'0" x 6'3" (2.45m x 1.90m)

Landing

Main Bedroom

13'7" x 11'10" (4.15m x 3.60m)

En-suite

5'5" x 8'2" (1.65m x 2.50m)

Bedroom 2

13'7" x 13'8" (4.15m x 4.17m)

Bedroom 3

12'0" x 8'6" (3.65m x 2.60m)

Bedroom 4

11'8" x 8'2" (3.55m x 2.50m)

Bathroom

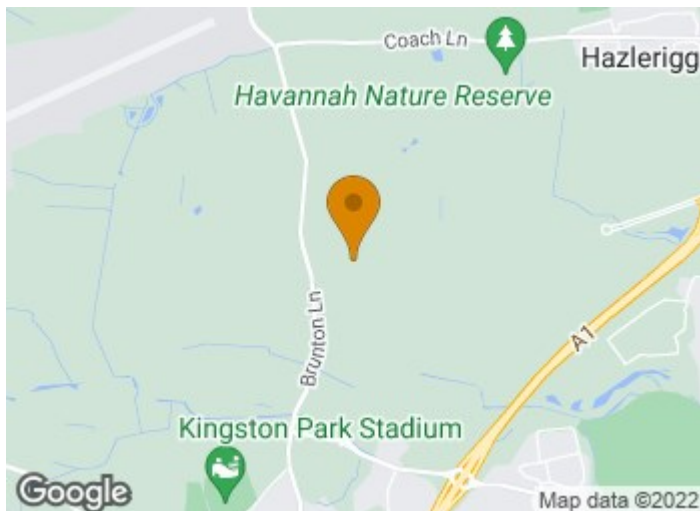
7'11" x 11'5" (2.41m x 3.49m)

Balcony

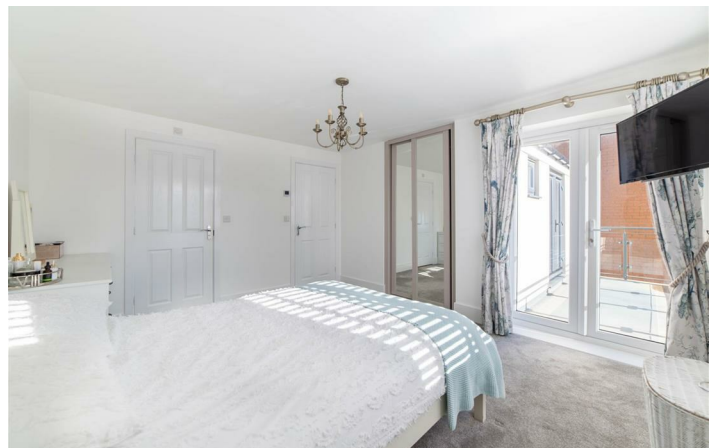
Cupboard

Disclaimer.

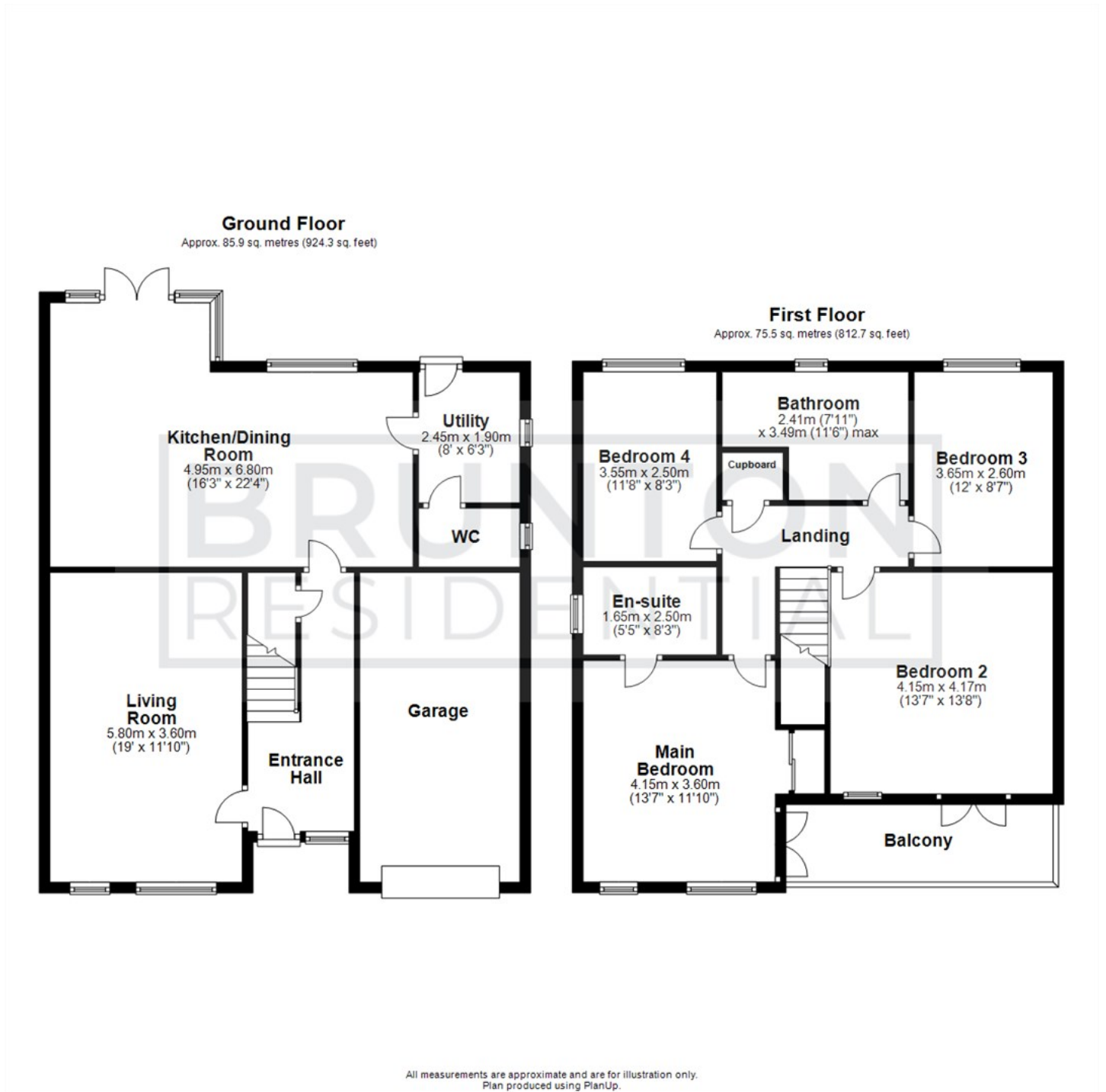
ON THE FIRST FLOOR



- DETACHED HOME
- LUXURY INTERIOR
- COUNCIL TAX BAND E
- LANDSCAPED GARDEN
- GREAT LOCATION
- GARAGE & DRIVEWAY
- PERFECT FAMILY HOME



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	92		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	