



## 43 Greville Gardens

Great Park, NE13 9DB

LANDSCAPED REAR GARDENS - WITHIN SCHOOL CATCHMENT - GARAGE & DRIVEWAY.

Brunton residential are delighted to offer for sale this four bedroom detached home with stunning landscaped gardens located on Greville Gardens, Great Park.

**Offers Over £260,000**

# 43 Greville Gardens

Great Park, NE13 9DB



Brunton Residential are delighted to offer for sale this four bedroom home located on Greville Gardens in Great Park. This property has a fantastic landscaped rear garden and is in excellent condition throughout.

Accommodation briefly comprises of; Entrance hallway providing access to; lounge with window to front and double doors to rear. There is a fully fitted kitchen with a range of appliances and French doors to rear gardens. There is also a utility room, storage cupboard and a separate WC.

The first floor consists of master bedroom with a modern ensuite shower room, bedrooms two, three and four and a stylish family bathroom.

Externally there is a large garden to the rear which has been landscaped to offer a mixture of lawned, paved and planted areas with fenced boundaries. To the front is a driveway providing off street parking and access to the integral garage. Finally a balcony accessed from bedroom two soaks up the morning sun.

The Amberly has proven to be of great popularity this year and the space on offer for the money is unrivalled throughout Great Park. For more info and to book your viewing, Call our Great Park sales team on 0191 2368347.

## ON THE GROUND FLOOR

Entrance Hallway

Lounge

16'8" x 11'5" (5.1 x 3.5)

Kitchen

10'9" x 18'8" (3.3 x 5.7)

Utility Room

WC

Master Bedroom

10'5" x 11'1" (3.2 x 3.4)

Bedroom Two

11'5" x 9'2" (3.5 x 2.8)

Bedroom Three

10'9" x 9'6" (3.3 x 2.9)

Bedroom Four

7'10" x 8'10" (2.4 x 2.7)

Bathroom WC

## ON THE FIRST FLOOR

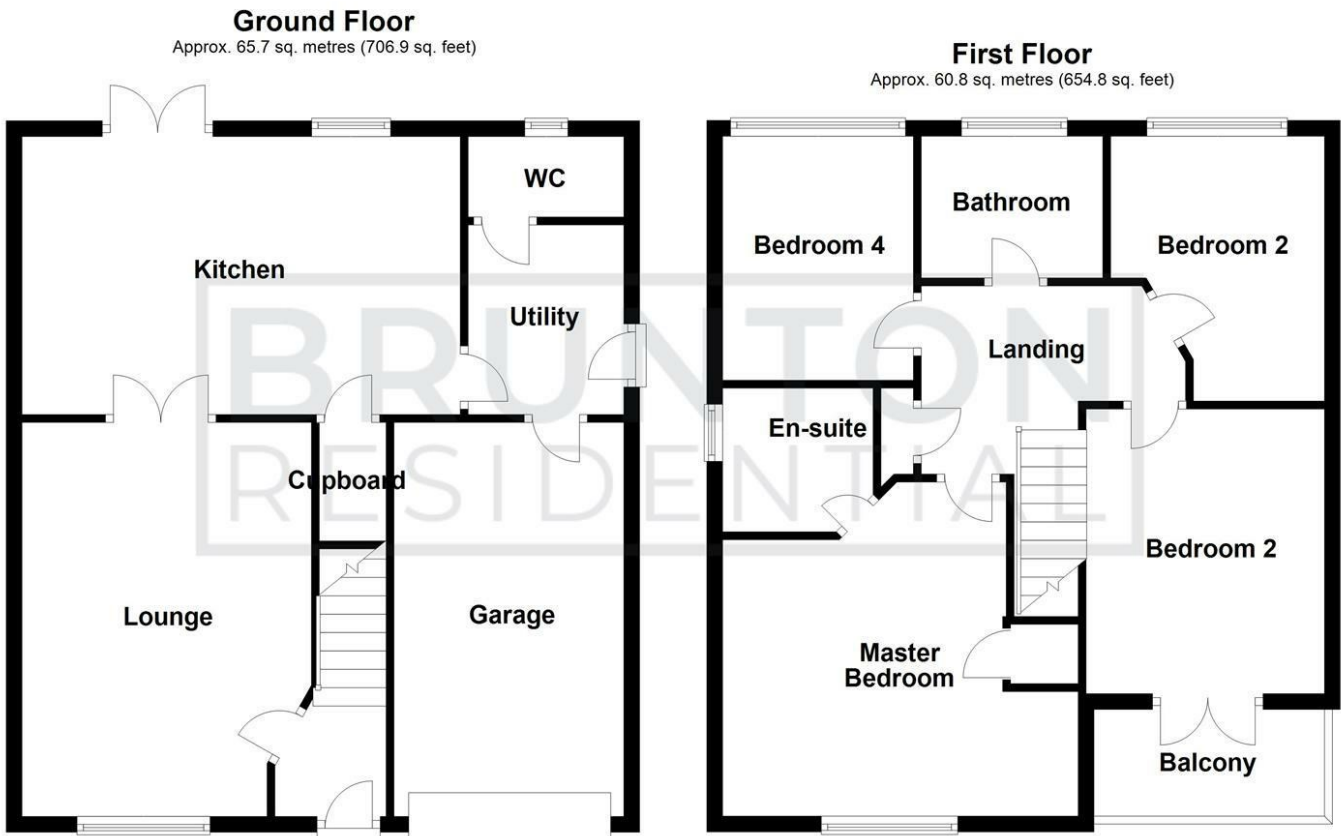


- DETACHED HOME
- GARAGE & DRIVEWAY
- FOUR BEDROOMS
- GREAT LOCATION
- LANDSCAPED GARDENS
- FANTASTIC CONDITION





## Floor Plan



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (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 energy efficient - higher running costs		77	86	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		76	84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	