

# BRUNTON

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RESIDENTIAL



**LAMBLEY WAY, GREAT PARK, NE13**

Offers Over £725,000

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**DETACHED HOME - FIVE BEDROOMS - HEAVILY EXTENDED - LUXURY KITCHEN.**  
Brunton Residential are delighted to offer for sale this fantastic detached home located Lambley Way within Great Park. This stunning home has been extended and modified to offer a substantial amount space over three floors. The property further benefits from double parking and an open aspect to the front.

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The space offered on the ground floor of this home is definitely its key feature, a build to the rear and side of the kitchen has created an amazing open plan living space, the family room alone is over ten meters wide and offers a dining space and two sitting areas and double doors looking over the rear gardens. The kitchen is of luxury standard and is bespoke to the property, it offers a lantern style roof and large picture window to the front. The kitchen itself offers a range of wall and floor units with coordinated quartz, waterfall worktops, it has gold accents and fitted appliances. To the rear of the kitchen is a cinema room, it could double a large lounge as blackout curtains hide feature bi-fold doors overlooking the rear gardens. Further ground floor rooms include a lounge, separate office, utility room and a ground floor WC. The first floor consists of a full depth master suite with bedroom area, dressing area and separate ensuite, the second bedroom also has an ensuite along with fitted wardrobes and a third bedroom concludes the first floor living space.

The top floor hosts a fantastic guest suite with access to another ensuite shower room and a rare top floor sun terrace which over looks the parkland areas to the front of the property, there is also a fifth bedroom and a family bathroom.

The property is situated on a pedestrianised section of the park but there is a private access road shared with only a few other properties. Finally a large landscaped garden to the rear has a mix of lawned, planted and paved areas with fenced boundaries. For reference, this home is considerably larger than a Taylor Wimpy 'Troon' and offers some of the best features we have seen which will hopefully appeal to a family looking for a large home on Newcastle's ever popular Great Park development. For more info and to book your viewing, please call our sales team on 01912368347.



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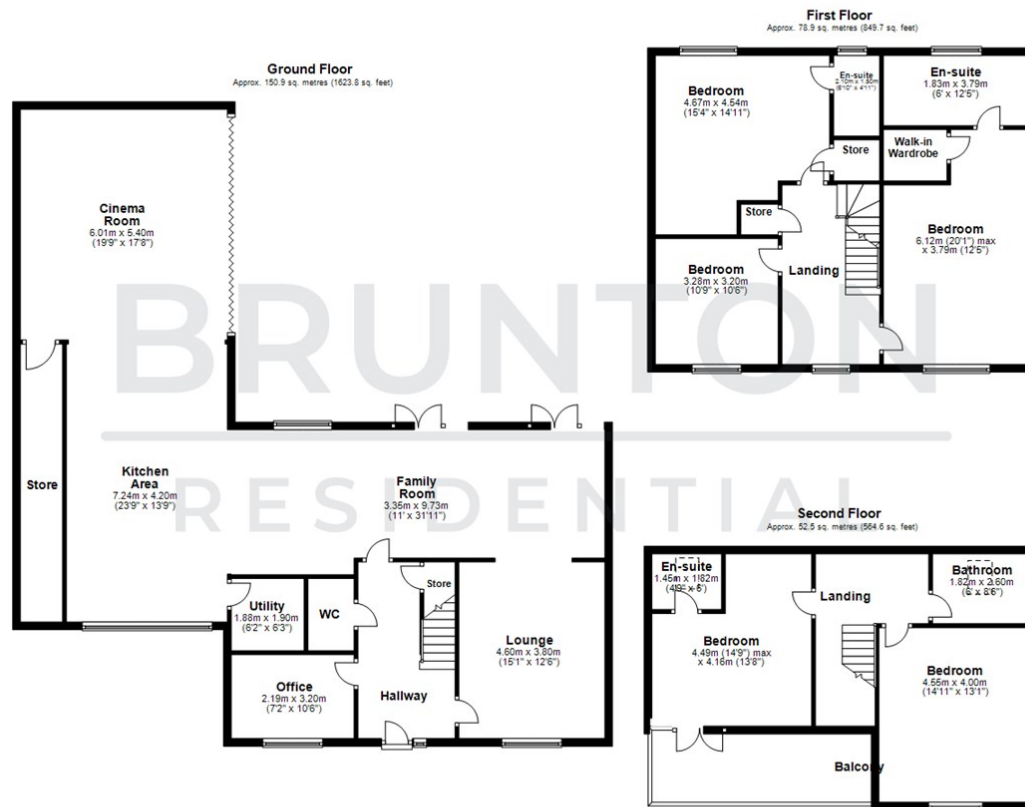
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : B



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



Energy Efficiency 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			
		<b>81</b>	<b>87</b>
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) <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			
England & Wales		EU Directive 2002/91/EC	