

# BRUNTON

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RESIDENTIAL



**OAKWOOD DRIVE, GREAT PARK, NE13**

Offers Over £425,000

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**FOUR BEDROOM | DETACHED | SOLAR INSTALLATION WITH BATTERY STORAGE | DOUBLE GARAGE**

Brunton Residential are proud to present this stunning 'Lowrey' by Charles Church, a four-bedroom detached home, situated in the desirable area of Great Park in Newcastle Upon Tyne.

The property has a lovely curb appeal with its well-landscaped front garden and a gated driveway to the side - adding to the home's modern design. The home also features a spacious kitchen/dining room area ideal for family gatherings and entertaining guests.

The property enjoys the convenience of living close to shops, restaurants, and recreational options.

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Upon entry, you step into an entrance hall that provides access to all main areas of the home. Straight ahead is a staircase leading to the first floor. To the right there is a lounge with windows overlooking the front of the house. A smaller snug or home office is positioned opposite the main lounge.

Toward the rear of the property is a spacious kitchen/dining room area which runs the full width of the home, it is fully fitted with a range of wall and floor units and integrated appliances along with direct access to the rear garden. Adjacent to the kitchen is a utility room, as well as a downstairs WC.

The first floor landing gives access to four well-proportioned bedrooms. The Master Bedroom is situated towards the front of the property and benefits from an en-suite shower. A second bedroom is also positioned towards the front. The first floor is complimented by a family bathroom with a separate walk-in shower. There is a storage cupboard adjacent the the bathroom for added convenience.

Externally, the gardens are well-maintained. The front of the property features a gated driveway leading to the garage, offering convenient and secure parking. The lawn is bordered by pathways, and there is tasteful landscaping, adding to the overall appeal. The property also includes an enclosed rear garden with shrubs along with fencing, paved walkways, lawn and a patio area.

The property has had a recently installed solar panel system with substantial battery storage and car charging solution.



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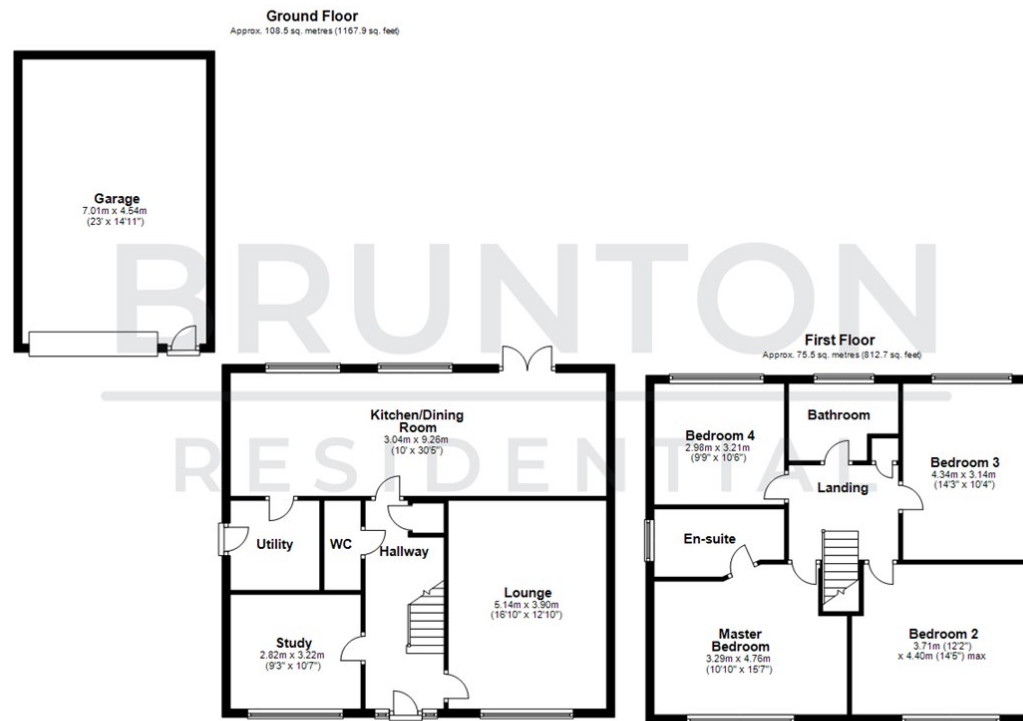
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : A



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) <b>A</b>		<b>98</b>	<b>98</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			
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	