



Barmoor Drive Great Park

A modern 3 storey semi detached house located within the much sought after Melbury development of the Newcastle Great Park. The property offers generous and flexible accommodation over three floors boasting in excess 2500 sq ft floor area. It also benefits from an enclosed private garden to the rear, detached double garage and ample off street parking for several cars. There are frequent transport links within the development and the property is well positioned for access to the A1 motorway and into central Gosforth.

Offers Over **£400,000**

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Barmoor Drive

Great Park

GROUND FLOOR

RECEPTION HALL

With Karndean flooring, staircase to first floor with spindle banister, airing cupboard housing hot water cylinder and a double radiator.

FAMILY ROOM 16'8 x 11'8 (5.08m x 3.56m)

With walk in cupboard, Karndean flooring, two double radiators and double glazed French doors into the garden.

UTILITY 9'2 x 6'8 (2.79m x 2.03m)

With sink unit, space for auto washer, tiled splash backs, tiled flooring, double glazed window to the rear, double glazed door to the rear and a radiator.

W.C

Double glazed window to the front, low level w.c, wash hand basin, set in vanity unit and a radiator.

BEDROOM FIVE 12'5 x 12'2 (3.78m x 3.71m)

Double glazed windows to the front, Karndean flooring, fitted wardrobes and a double radiator.

EN SUITE

Wash hand basin, set in vanity unit, low level w.c, step in shower cubicle with shower, shaver point, part tiled walls, Karndean flooring, extractor fan and a radiator.



FIRST FLOOR LANDING

The First floor is open plan and was refurbished in 2016. Laminate flooring, built in cupboard, radiator, and staircase to the second floor with spindle banister.

SITTING ROOM 26'2 x 11'8 (7.98m x 3.56m)

With double glazed windows to the rear, stone effect fireplace, living flame effect gas fire, coving to ceiling, laminate flooring and two radiators.

DINING KITCHEN 26'2 x 12'0 x 9'5 (7.98m x 3.66m x 2.87m)

Fitted with a range of high gloss wall and base units, 1 ½ bowl sink unit, laminate flooring, built in double oven and built in induction hob, tiled splash back, storage cupboard, integrated fridge, freezer and dishwasher, radiator and double glazed windows.



SECOND FLOOR LANDING

With access to roof space, radiator, laminate flooring and doors to bedrooms one, two, three, four and family bathroom.

BEDROOM ONE 14'7 x 11'11 (4.45m x 3.63m)

Double glazed windows to the rear, laminate flooring, coving to ceiling and a radiator.

EN SUITE

Off bedroom one with wash hand basin, set in vanity unit, step in shower cubicle with shower, low level w.c, part tiled walls, laminate flooring and a radiator.



BEDROOM TWO 12'0 x 9'9 (3.66m x 2.97m)

Double glazed windows to the front, fitted wardrobes, built in cupboard, laminate flooring and a radiator.

BEDROOM THREE 10'0 x 9'2 (3.05m x 2.79m)

Double glazed windows to the rear, laminate flooring and fitted wardrobes.

BEDROOM FOUR 11'6 x 9'7 (3.51m x 2.92m)

Double glazed windows to the front, laminate flooring and built in cupboards.

FAMILY BATHROOM

White four piece suite comprising panelled bath, wash hand basin, set in vanity unit, step in shower cubicle with shower, low level w.c, part tiled walls, shaver point, radiator and extractor fan.

FRONT GARDEN

Town garden to the front with wrought iron railings.

REAR GARDEN

Recently landscaped with decked patio area, raised decking, gated access and external power supply.

DOUBLE GARAGE

With electric up and over door.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

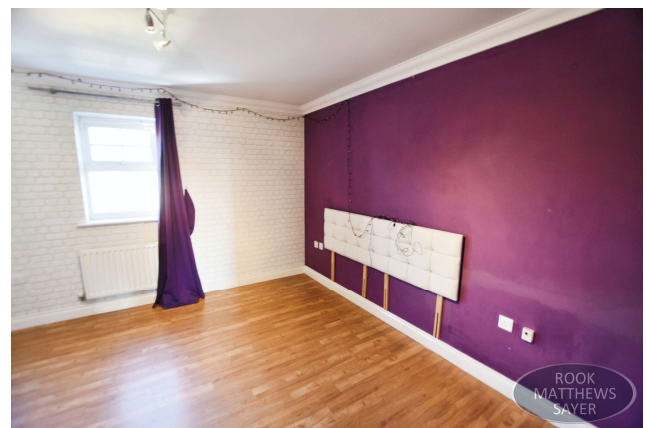
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

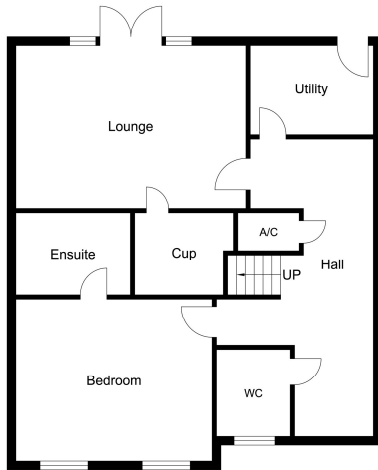
COUNCIL TAX BAND: F

EPC RATING: C

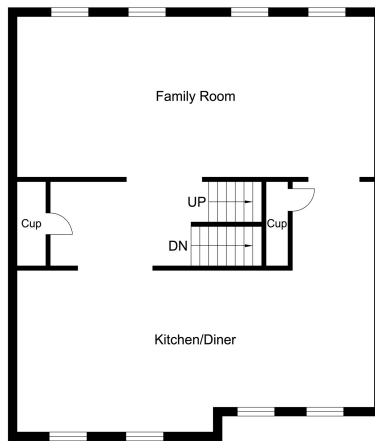
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

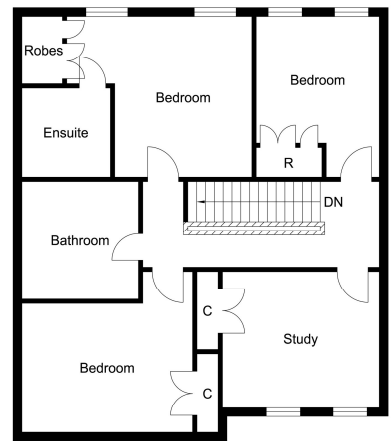




Ground Floor



First Floor



Top Floor

Barmoor Drive

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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