



With a south facing rear garden, this five bedroom detached family home is ideally positioned on Hawthorn Grange, Brunton Lane. Hawthorn Grange, a quiet cul-de-sac is perfectly placed close to the A1, providing excellent transport links towards the city and Northumberland, with local schooling and the shops, facilities and restaurants in Great Park also close by.

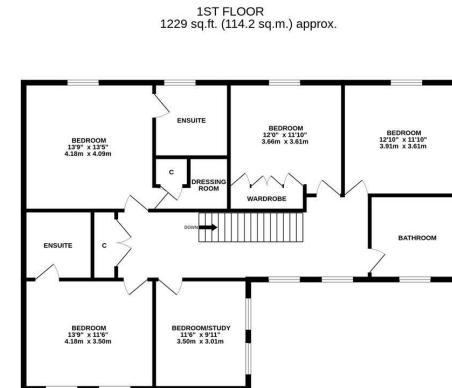
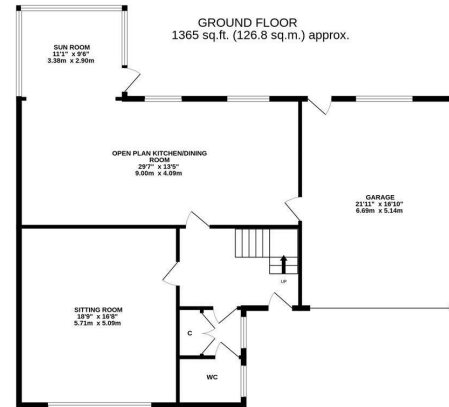
Boasting almost 2,600 Sq ft over two floors, the well proportioned accommodation briefly comprises: entrance hall with storage cupboard; downstairs WC; sitting room; 29ft open plan kitchen diner with dual windows, a range of fitted units, work surfaces, some integrated appliances, breakfasting bar, separate breakfasting island and spot lighting, open to sun room with side door access to the garden; integral garage measuring almost 22ft with light, power and rear door access to the garden. The generous first floor landing with storage gives access to; five double bedrooms; bedroom one with an en-suite shower room and separate dressing room; bedroom two also with an en-suite shower room; bedroom three with fitted wardrobe storage; family bathroom complete with four piece suite including a free standing bath, step in shower and spot lighting.

Externally, a block paved multi-vehicle driveway providing off-street parking, leading to the triple garage and to the rear, a delightful south facing garden laid mainly to lawn with a paved patio area and hedge and fenced boundaries. Early viewings are essential to avoid disappointment!

Detached Family Home | Five Bedrooms | 2,594 Sq ft (241.0m<sup>2</sup>) | Sitting Room | 29ft Open Plan Kitchen Dining Room | Sun Room | Downstairs WC | Family Bathroom & Two En-Suite Shower Room | Triple Garage | Multi-Vehicle Driveway | South Facing Rear Garden | Freehold | Council Tax Band F | EPC:Rating B

**Offers Over £585,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



TOTAL FLOOR AREA: 2594 sq.ft. (241.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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