



**Mount Park, NE9 7UQ**  
**4 Bed - House - Detached**  
**£369,995**

**ROBINSONS**  
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\* STUNNING VIEWS \*

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Welcome to Mount Park, an exceptional assortment of high-quality 3 & 4-bedroom residences situated in Springwell Village, Gateshead. Mount Park accommodates purchasers with varying budgets and needs. Whether you're a family seeking more space, requiring additional living area, or simply desiring a move to a more economical and eco-friendly home, it's the perfect setting to embark on the next phase of your life.

PLOT 46

The Rochester presents itself as an opulent 4-bedroom detached residence featuring an integrated garage. On the ground floor, you'll discover a bright and airy front lounge enhanced by a distinctive bay window. Additionally, there's a magnificent open-plan kitchen/family/dining area boasting high-quality bi-fold doors that lead to the rear garden. This seamless integration of indoor and outdoor spaces enhances the overall spaciousness of the home environment.

Moving upstairs, the ample master bedroom is equipped with a fitted wardrobe and a luxurious en-suite, accompanied by three further spacious bedrooms and a family bathroom. Practicality abounds in this residence, with the inclusion of a utility room and downstairs cloakroom.

Esh Homes has a high specification across all their house types, with renowned brands such as Beko, Porcelanosa, and HIVE included. Moreover, their homes come equipped with, integrated appliances, and block-paved driveways as standard.

Savings of over £21,000

Breakdown:

MSS £6000

Stamp duty £5999 (based on £369995)

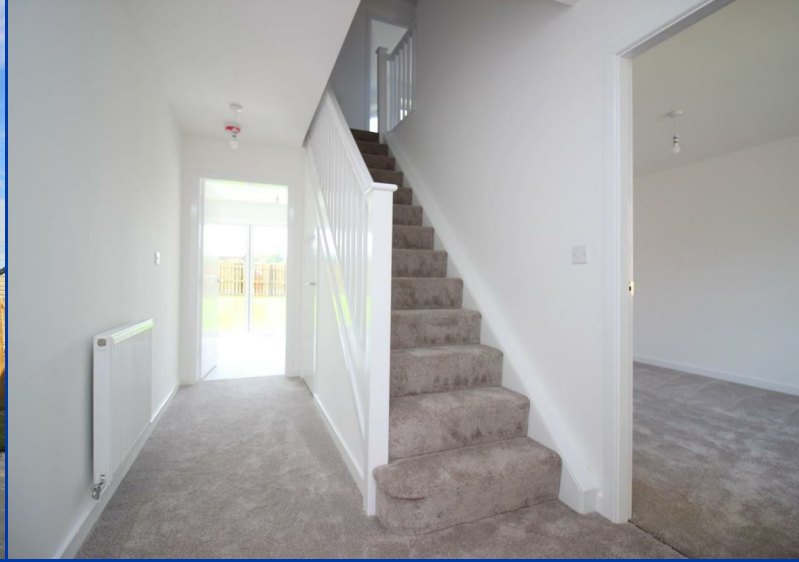
Flooring £7500

Integrated FF and DW £1250

Landscaped garden £750

Part Exchange is also available

THIS PROPERTY HAS A B ENERGY RATING.



# OUR SERVICES

Mortgage Advice

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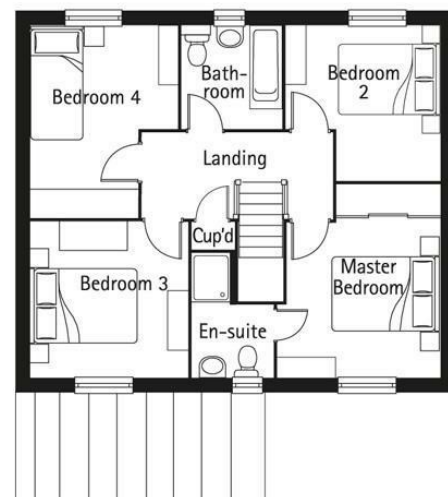
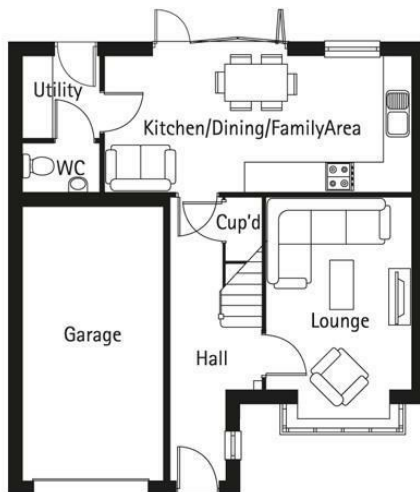
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Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m <sup>2</sup> /yr	A		
81-104 kWh/m <sup>2</sup> /yr	B		
65-80 kWh/m <sup>2</sup> /yr	C		
55-64 kWh/m <sup>2</sup> /yr	D		
45-54 kWh/m <sup>2</sup> /yr	E		
35-44 kWh/m <sup>2</sup> /yr	F		
25-34 kWh/m <sup>2</sup> /yr	G		
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			
101-110 g/kWh	A		
81-100 g/kWh	B		
61-80 g/kWh	C		
41-60 g/kWh	D		
21-40 g/kWh	E		
1-20 g/kWh	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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