

# BRUNTON

---

## RESIDENTIAL

T. 01912368347  
E. info@bruntonresidential.com  
A. Brunton Residential Middleton  
W. South, Wagonway Drive, NE13 9BJ



## Nuthatch Close

### Five Mile Park Wideopen, NE13 6NT

SOUGHT AFTER LOCATION - THREE BEDROOM SEMI-DETACHED HOME - GARAGE & DRIVEWAY  
Brunton Residential are delighted to offer this fantastic three bedroom family home available on Nuthatch Close, Five Mile Park, Wideopen. The property is in a sought after location, has a spacious rear garden and off-street parking to the rear.

**Offers Over £260,000**

## 4 Nuthatch Close

Five Mile Park Wideopen, NE13 6NT



The accommodation briefly comprises: an entrance hallway with storage cupboard, A large front-to-back living room with panelled feature wall and patio doors leading to the rear garden. The modern kitchen space which offers a range of wall and floor units with coordinated worksurfaces leads to a dining area with access to the garage which is currently used as a utility.

The first floor offers three bedrooms, the master bedroom with stylish full wall panelling and access to a luxury ensuite bathroom, bedroom two and three are spacious double rooms and should easily accommodate a growing family. The family bathroom offers a partially tiled modern bathroom suite with a shower over bath  
Externally this home has a lawn with pathway access to the property. A driveway and parking can be found to the rear of the property with access to the garage.

Viewing is essential to appreciate the quality of this family home. for more info please call our sales team on 01912368347.

### ON THE GROUND FLOOR

Porch

Store

Lounge

20'3" x 13'2" (6.17m x 4.02m)

Kitchen/Diner

18'9" x 13'6" (5.71m x 4.11m)

WC

Store

### ON THE FIRST FLOOR

### Landing

Store

Bedroom

9'3" x 13'2" (2.81m x 4.02m)

Bedroom

10'8" x 8'2" (3.26m x 2.48m)

Bathroom

Bedroom

10'8" x 12'2" (3.26m x 3.71m)

En-suite

Store

### Disclaimer

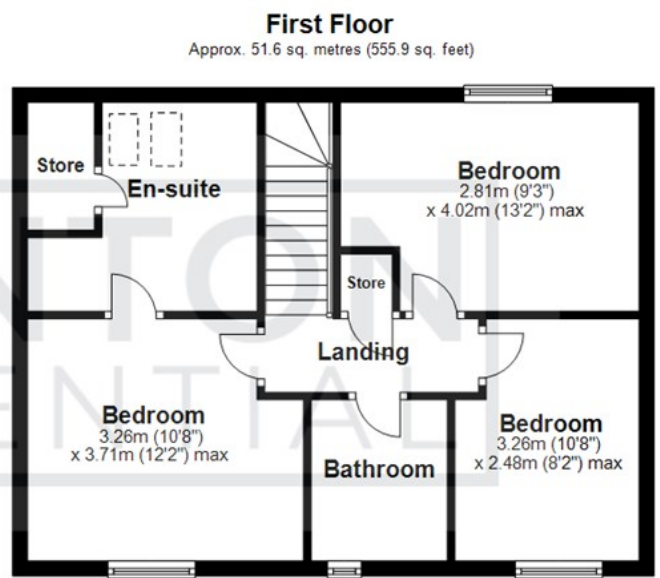
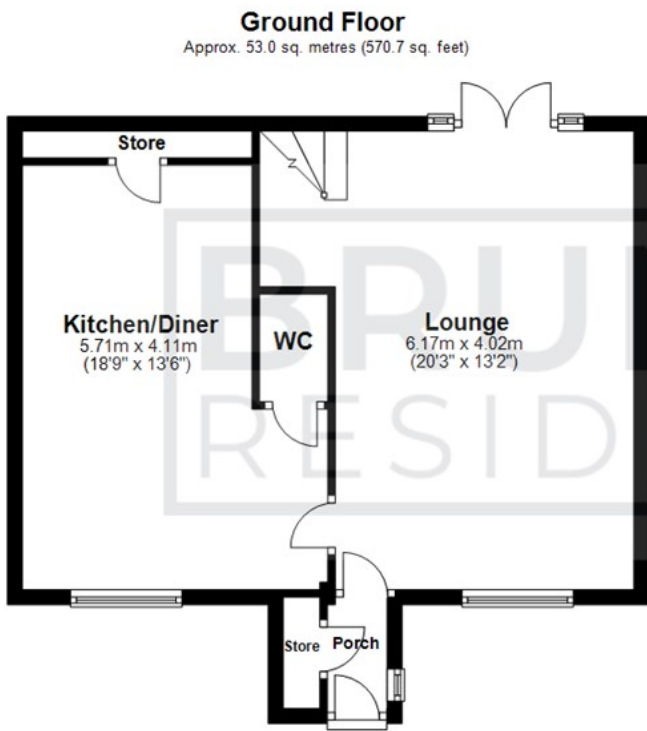


- THREE BEDROOM
- SEMI-DETACHED
- SOUGHT AFTER LOCATION
- SPACIOUS GARDEN
- TASTEFULLY DECORATED
- GARAGE & DRIVEWAY





# Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs		83	94	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(82 plus) A						
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G	Not environmentally friendly - higher CO <sub>2</sub> emissions					
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not energy efficient - higher running costs		EU Directive 2002/91/EC	