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PRIORY PLACE, BRUNSWICK GREEN, WIDEOPEN, NE13

£320,000

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FOUR BEDROOMS – LINK DETACHED HOME – SOUGHT-AFTER LOCATION

Brunton Residential are pleased to offer this spacious and well-presented four-bedroom link-detached home, located on Priory Place in the popular Brunswick Green estate in Wideopen.

The property features four well-sized bedrooms, with the principal benefiting from an en-suite shower room and walk-in wardrobe. The home also includes a well-equipped open-plan kitchen/diner and family area, a utility room, WC, a lounge, additional reception room/ playroom and an integral garage. Externally, there is a well-maintained rear garden and generous parking for up to two vehicles.

Located in Brunswick Green, this home offers convenient access to a fantastic range of local shops, restaurants, outstanding schools, and excellent transport links.

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Upon entering, you're welcomed into an entrance hall featuring wood-effect flooring, a useful storage cupboard to the right, and stairs leading to the first floor landing. To the left, you'll find a spacious lounge with a front aspect bay window and access into a modern open-plan kitchen, dining, and family area at the rear.

This open-plan space offers a continuation of the wood-effect flooring, two sets of French doors opening out onto the garden, ample space for a dining table, and access into an additional front aspect reception room which would make for a perfect snug, play room or study. The kitchen itself is well equipped with a range of wall and floor units, integrated appliances including an oven, hob, extractor fan, fridge/freezer, and a large bay window with a sink overlooking the rear garden. From the kitchen, there is access into a useful utility room which includes additional storage cupboards, wood worktop surfaces, space for further appliances, an external door leading outside, a WC, and access into the integral garage.

Upstairs, the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and an en suite shower room. The remaining rooms are served by a modern family bathroom, complete with a bath, separate shower cubicle, wash basin, WC, tiled flooring, and part-tiled walls.

Externally, to the front, the property features a private driveway offering off-street parking for up to two vehicles, and access into the garage. There is also a small, well-maintained front garden. To the rear, there is a generous garden comprising a paved patio seating area, lawn, well-stocked borders, and a raised decked area ideal for entertaining, all enclosed by fenced boundaries.



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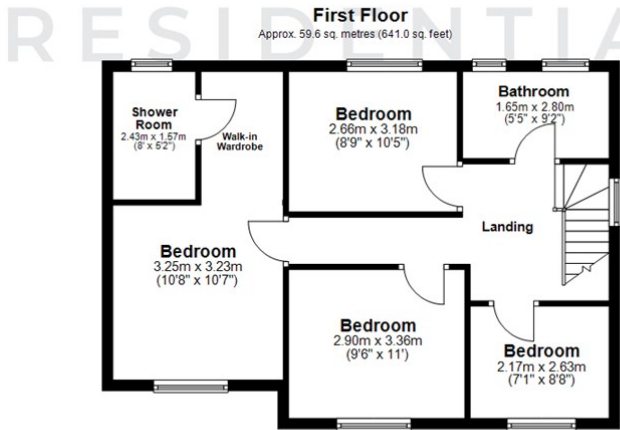
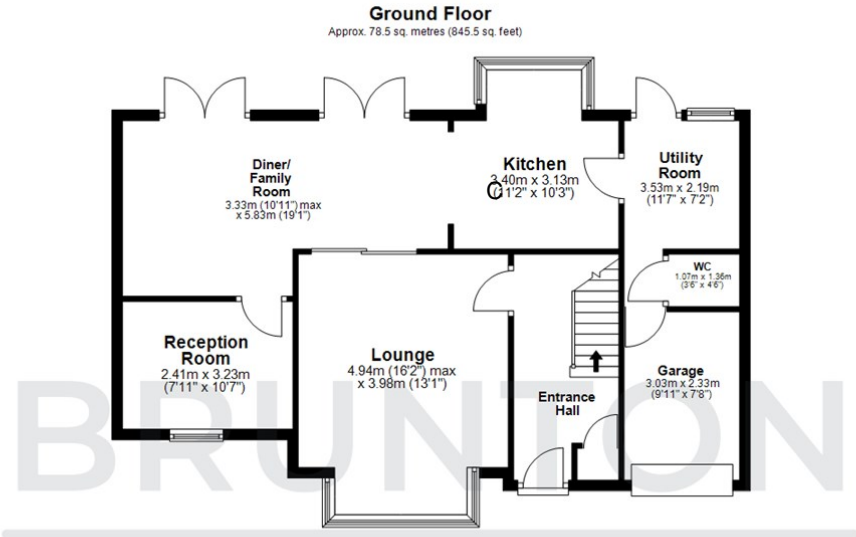
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : C



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) A		83
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC