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EWESLEY GARDENS, WIDEOPEN, NE13

Offers Over £260,000

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Modern three-bedroom semi-detached home on Ewesley Gardens, Wideopen, Newcastle upon Tyne with extension to the rear and a stylish garage conversion.

The property offers stylish and spacious accommodation across two floors, making it an ideal choice for families. The ground floor features a welcoming entrance hall, a good-sized snug, a generous lounge diner with addition extension and a modern kitchen. Upstairs, are three well-proportioned bedrooms and a well-appointed family bathroom. The property further benefits from off-street parking and lovely gardens.

Ewesley Gardens is ideally located within Wideopen, offering convenient access to local shops, schools, and amenities. The area benefits from regular public transport links to Newcastle city centre and surrounding areas, as well as close proximity to the A1 and A19, providing excellent connectivity for commuters.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first-floor landing and an understairs storage cupboard. To the left, where the original garage was, is a good-sized snug with a front-aspect window, while to the right lies a generous lounge diner featuring a media wall, a front-aspect walk-in bay window, and a fireplace creating a lovely focal point. Double doors lead to the extended dining space with French doors to the garden.

To the left of the lounge is a modern kitchen, beautifully fitted with sleek cabinetry, granite countertops, and integral appliances providing ample storage and work surface space. The kitchen also features another set of French doors leading out to the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms, each with built-in cupboards, and a well-appointed modern family bathroom, fully tiled and fitted with a WC, washbasin, and bath with an overhead shower.

Externally, to the front, the property benefits from a driveway providing off-street parking for multiple vehicles, to the rear is a stunning split level garden with sandstone patio and a low maintenance artificial grassed lawn.



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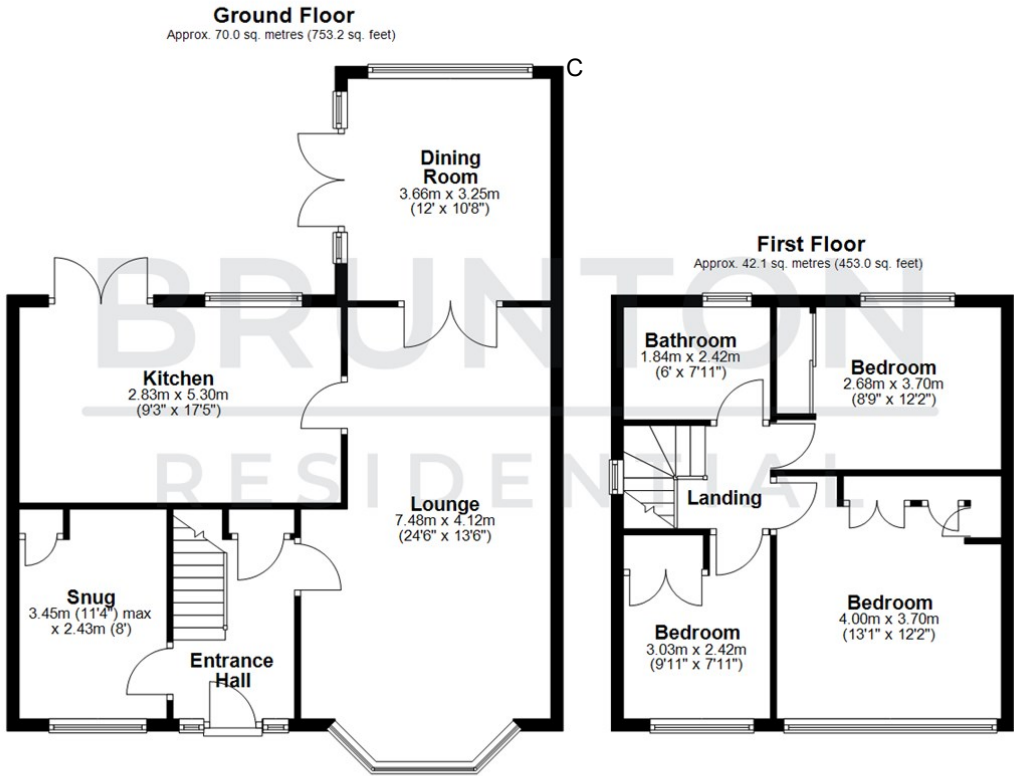
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING :



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

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		
EU Directive 2002/91/EC		
England & Wales		