

# BRUNTON

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RESIDENTIAL



**REMUS CLOSE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13**

**Offers Over £270,000**

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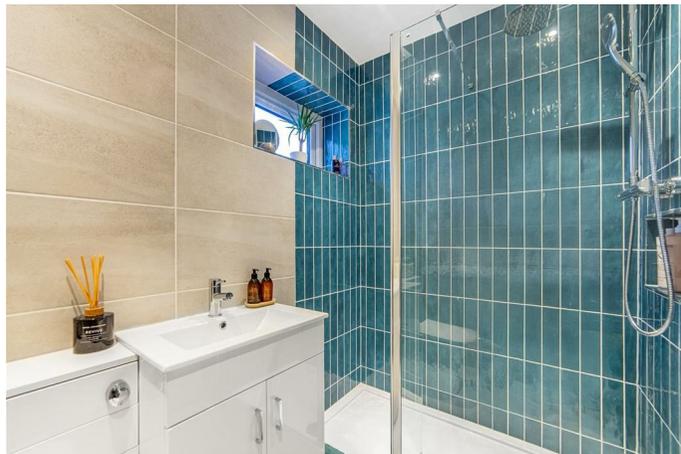
Fully refurbished and reconfigured extended two bedroom detached bungalow with well proportioned bedrooms, both enjoying large windows that allow for plenty of natural light. The hallway leads to a shower room fitted with a three-piece suite and a heated towel rail. Positioned at the end of the hallway is a wonderful open-plan living room and breakfasting kitchen. The living space benefits from a Velux window, a media wall with fire and French doors with accompanying windows overlooking the rear garden, creating a bright and inviting atmosphere. The breakfasting kitchen is well appointed with a range of fitted wall and base units, integrated appliances, an island and views over the rear garden, while also providing direct access to the integral garage. The home offers off-street parking for two vehicles.

Remus Close is set within a residential location of Brunswick Green, offering a pleasant setting with convenient access to local amenities and transport links.

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The internal accommodation comprises: An entrance hallway that has useful storage and provides access to two well-proportioned bedrooms with large windows, allowing for plenty of light, as well as a shower room with a three-piece suite and a heated towel rail. At the end of the hallway is a wonderful open-plan living room and breakfasting kitchen, with the living room benefiting from a Velux window, a media wall and French doors and windows facing the rear garden. The well-appointed breakfasting kitchen enjoys a range of fitted wall and base units, providing plenty of work surfaces and storage. There are integrated appliances, along with views of the rear garden and an island. From here, there is also direct access to the garage.

Externally, the property features gardens to the front and rear of the property, both being laid mainly to lawn, and both being enclosed with timber fencing. There is an integral garage with a driveway providing off-street parking for two vehicles.



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TENURE : Freehold

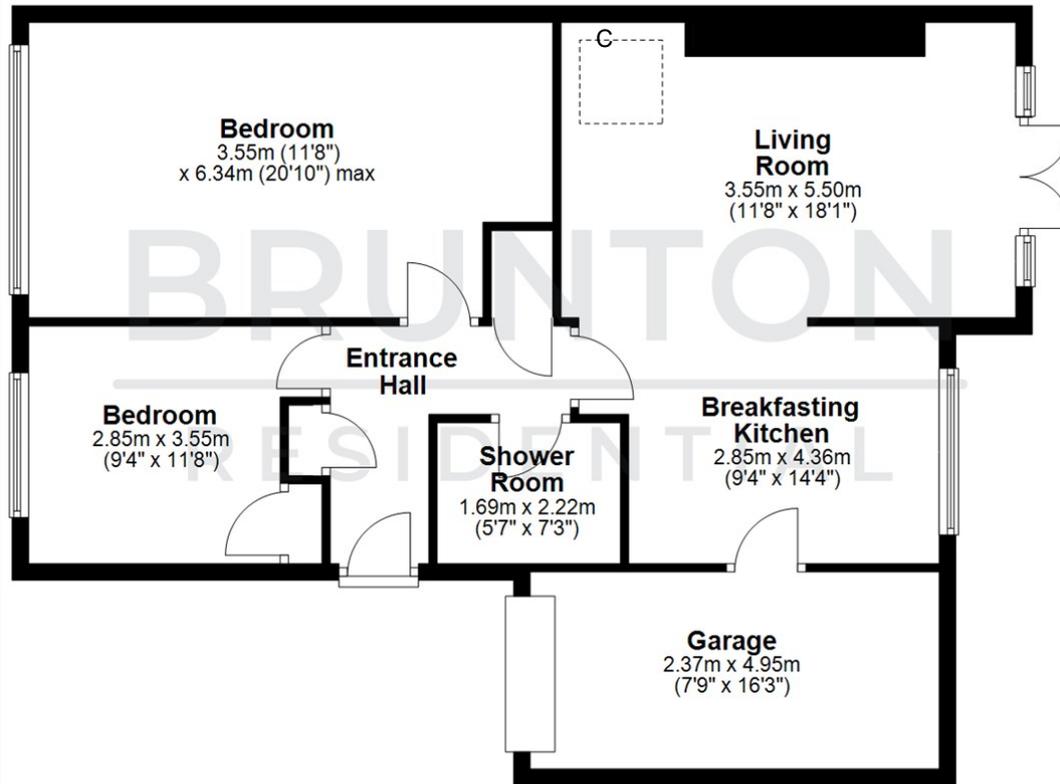
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : C

### Ground Floor

Approx. 87.1 sq. metres (937.1 sq. feet)



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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	