

# BRUNTON

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RESIDENTIAL



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

Asking Price £600,000

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Beautifully presented four-bedroom detached family home offering high-quality finishes and a well-designed open-plan layout, located in Pipit Close, Wideopen, Newcastle Upon Tyne

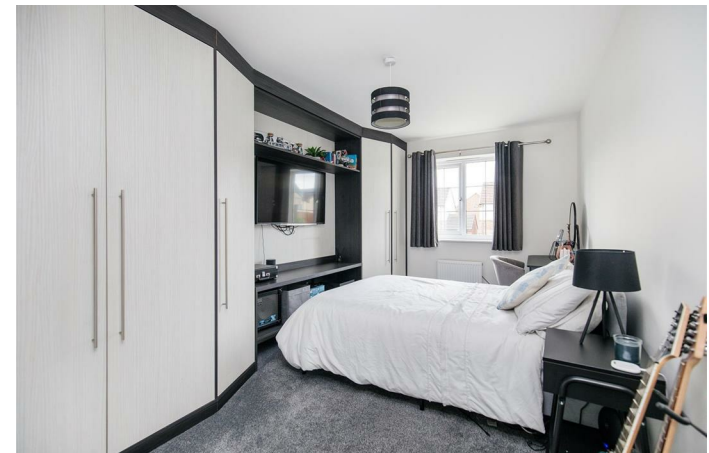
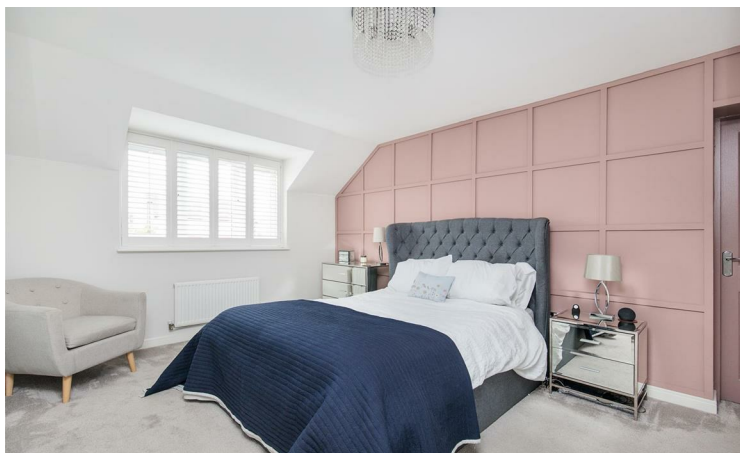
The property features a spacious living room alongside a full-width open-plan kitchen/dining room with a central island and direct access to the rear garden via bi-folding and French doors. Additional ground-floor spaces include a home office, snug, utility room, and shower room, while the first floor provides four bedrooms, two en-suites, and a family bathroom. Externally, there is an enclosed rear garden with patio and covered seating area, along with driveway parking and a detached garage.

Pipit Close is situated within a modern residential development in Wideopen, a well-placed area to the north of Newcastle Upon Tyne. The property benefits from convenient access to a range of local shops, supermarkets, and everyday amenities, along with well-regarded schooling nearby. There are excellent transport links, including easy access to the A1 and surrounding road networks, providing straightforward routes into Newcastle city centre and neighbouring areas. The location also offers access to nearby green spaces, including Weetslade Country Park, making it a practical and well-connected setting for families and professionals.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and storage, with a home office to the right offering fitted storage and workspace, while to the left, there is access into the living room, a well-proportioned space featuring a contemporary media wall with integrated shelving and an inset electric fire, with a large window drawing in natural light.

The kitchen/dining room is accessed from the hallway and spans the full width of the property, forming a high-specification open plan space. Fitted with sleek handleless cabinetry, a central island with seating, and integrated appliances including a hob, wine cooler, Boiling water tap and double ovens, the space is complemented by a tiled backsplash and subtle lighting, with both bi-folding doors and French doors opening onto the garden from the main living area. From the kitchen, there is access into a utility room with further cabinetry and plumbing for appliances, along with a convenient shower room, while a separate snug is also accessed from this area, featuring a Velux window and offering a versatile space.

Stairs lead up to the first-floor landing with storage and loft access, giving access to four bedrooms and the family bathroom, with all bedrooms benefitting from fitted wardrobes and two featuring en-suites. The main bedroom offers a dressing room with fitted wardrobes, along with a recently renovated en suite including both a bath and a separate walk-in shower, while the family bathroom is finished in a contemporary style and serves the remaining bedrooms.

Externally, the rear garden offers a central lawn, paved pathways, and multiple seating areas, including a patio and covered section for year-round use, all enclosed with gated access, alongside three off-road parking spaces via a driveway and a detached single garage featuring and electric car charging point.



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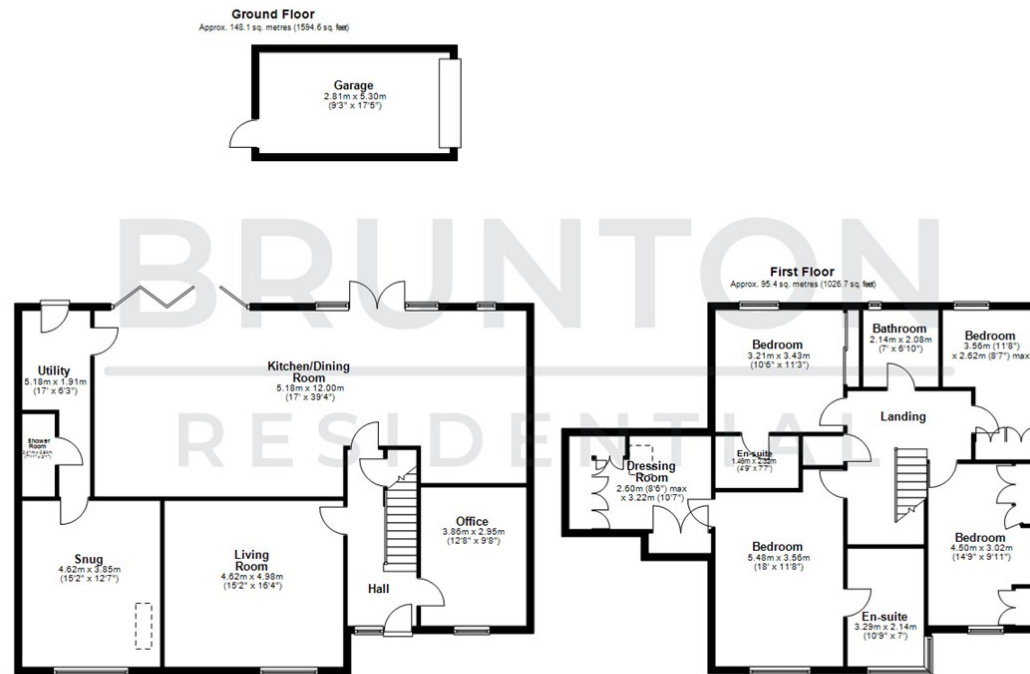
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TENURE : Freehold

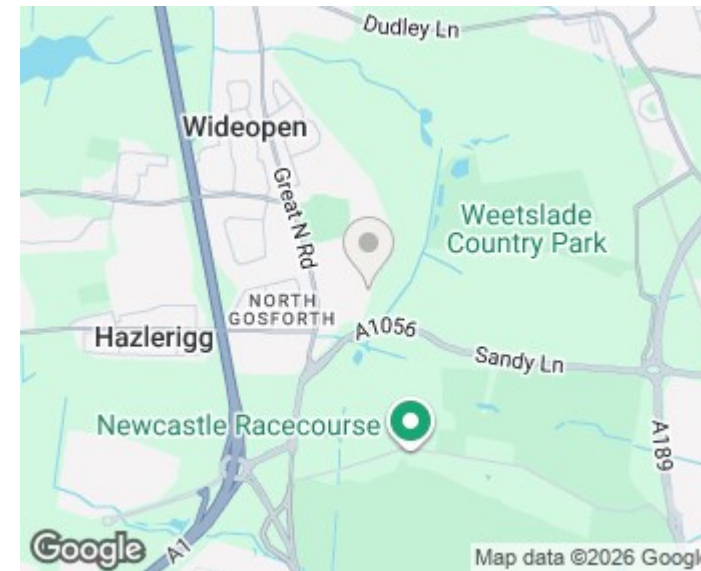
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 243.5 sq. metres (2621.2 sq. feet)  
All measurements are approximate and are for illustration only.  
Figures include parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		79	81
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	