

BRUNTON

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TORVER CLOSE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

£225,000

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Delightful three-bedroom semi-detached home in the popular village of Wideopen. Offering spacious accommodation throughout, the property provides an excellent opportunity for families.

A particular highlight is the impressive dual-aspect lounge/dining room, benefitting from large windows to both the front and rear elevations that create a bright and welcoming living space. The property also benefits from a good-sized kitchen with internal access to the integral garage, generous gardens surrounding the home and excellent storage throughout.

Torver Close enjoys a convenient position within Wideopen, offering easy access to local shops, schools and everyday amenities. Excellent transport links provide straightforward access to Newcastle city centre, the A1 and Newcastle International Airport, making the property well placed for commuters and families alike.

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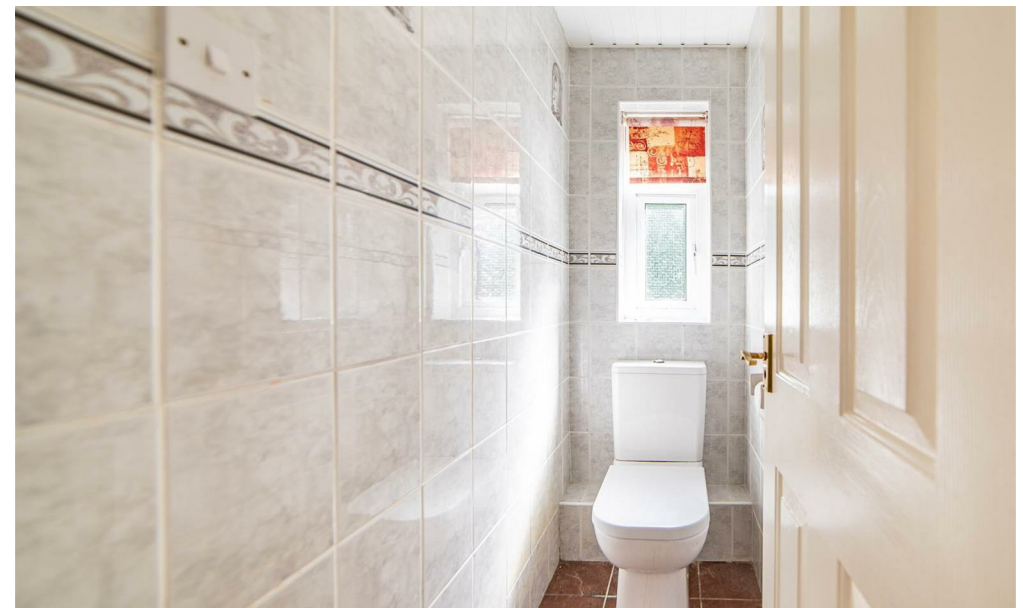
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The internal accommodation comprises: an entrance hallway with a staircase rising to the first floor, together with a useful storage cupboard immediately upon entering and a further under-stairs storage cupboard. Positioned to the left of the hallway is a spacious dual-aspect lounge/dining room, enjoying large windows to both the front and rear elevations which flood the room with natural light and provide excellent space for both relaxing and entertaining.

Located at the end of the hallway is the kitchen, fitted with a range of wall and base units providing ample storage and worktop space. A large rear-facing window overlooks the garden, whilst a door provides direct access to the rear garden. The kitchen also benefits from internal access to the integral garage, offering excellent storage potential or scope for conversion, subject to the necessary consents.

To the first floor, the landing provides access to three bedrooms, together with a family bathroom and a separate WC. The principal bedroom is a generous double room enjoying a pleasant front-facing aspect with fitted wardrobes providing useful storage. Bedroom two is another well-proportioned double overlooking the rear garden, whilst bedroom three offers an ideal child's bedroom, nursery or home office. The bathroom comprises a bath with shower over and wash hand basin, with the separate WC positioned adjacent for additional practicality.

Externally, the property occupies a generous plot with gardens to the front, side and rear. The enclosed rear garden is predominantly laid to lawn and enjoys a high degree of privacy, offering excellent potential for families and keen gardeners alike. To the front, a driveway provides off-street parking and leads to the integral garage.



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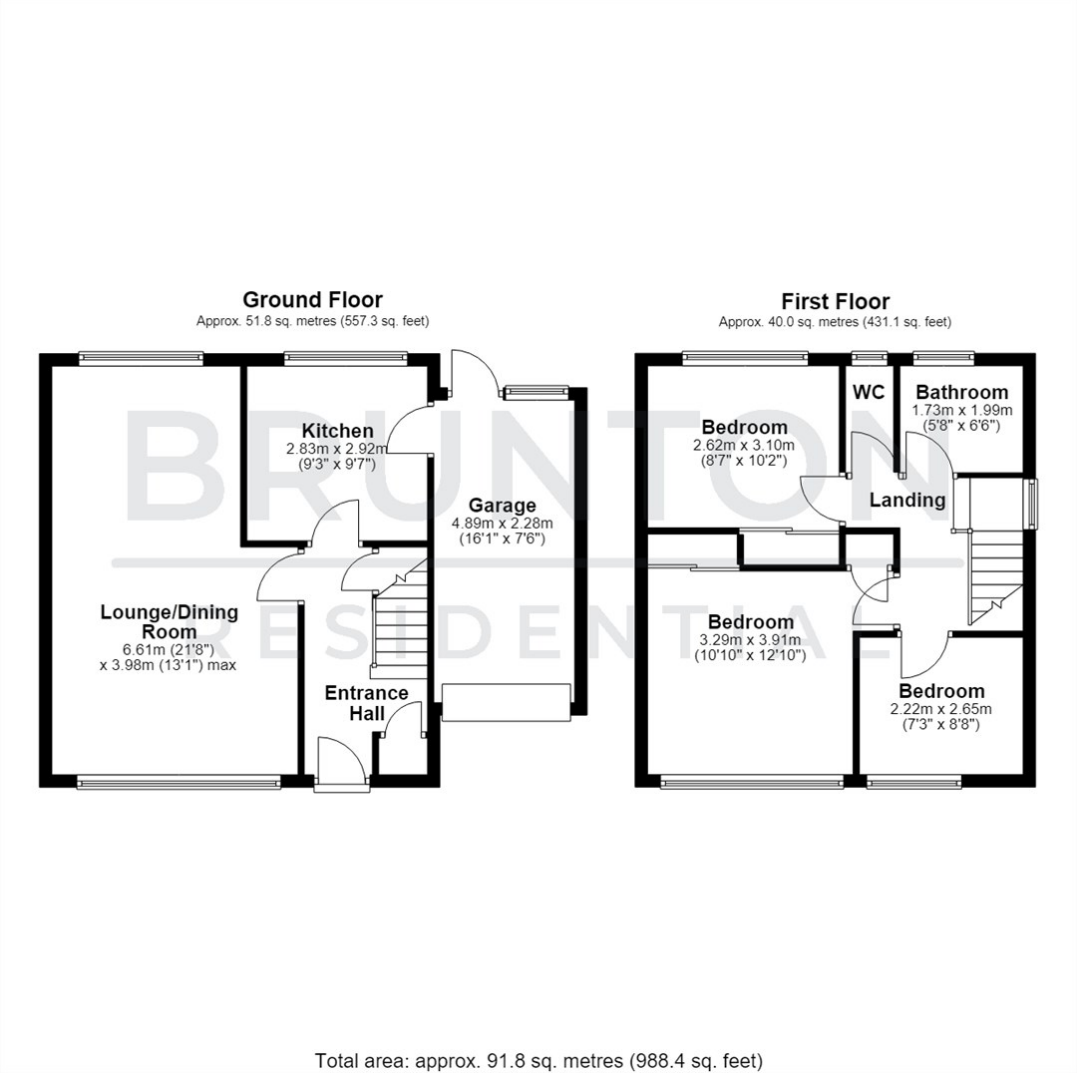
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 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 energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

75

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