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SANDFORD MEWS, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

Offers Over £250,000

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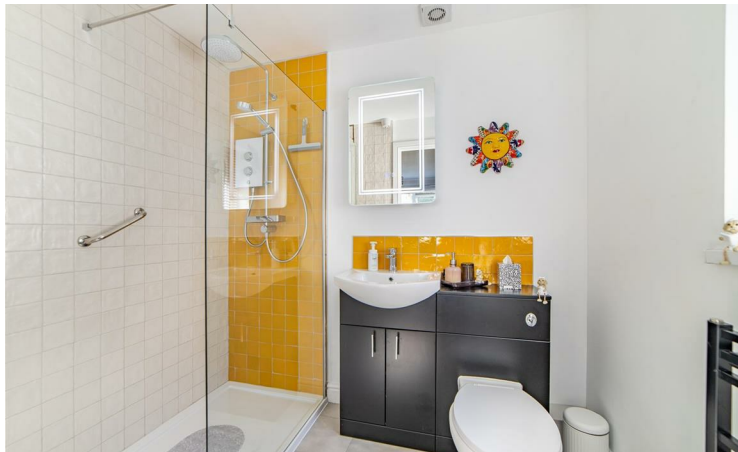
Beautifully refurbished and thoughtfully reconfigured detached bungalow offering stylish open-plan living, two generous double bedrooms and high-quality finishes throughout. Having undergone an extensive programme of renovation, the property is presented in true turnkey condition and is ready for immediate occupation.

The impressive double-fronted open-plan living space is complemented by a brand-new Wren kitchen with integrated appliances, whilst the principal bedroom benefits from fitted Wren wardrobes and a luxurious en-suite finished with handmade Moroccan tiles. Further improvements include new windows and doors, new flooring, a partial rewire with new consumer unit, additional sockets, new window blinds, contemporary external lighting and an EV charging point.

Sandford Mews occupies a pleasant position within the popular village of Wideopen, offering an excellent range of local amenities, shops, cafés and everyday services. The property is well placed for easy access to Gosforth, Newcastle city centre, Newcastle International Airport and the A1, making it an excellent choice for commuters whilst enjoying the benefits of village living.

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The internal accommodation comprises: an entrance porch leading directly into a stunning open-plan living, kitchen and dining room, creating an immediate sense of space and contemporary style. The property has been comprehensively refurbished and thoughtfully reconfigured, with the former garage incorporated into the accommodation to create an impressive double-fronted living environment. Attractive bay windows to the front elevation flood the room with natural light, whilst new flooring, contemporary décor and high-quality finishes continue throughout the home. The kitchen forms the heart of the property and has been beautifully appointed with a brand-new Wren kitchen, offering an extensive range of modern wall and base units, integrated appliances, an induction hob and generous worktop space. A side door provides convenient external access, while the open-plan layout creates an ideal setting for both everyday living and entertaining. A newly built storage cupboard within the inner hallway provides additional practicality and reflects the careful attention to detail throughout the renovation.

The inner hallway leads to two generous double bedrooms and the family bathroom. The principal bedroom benefits from brand-new Wren fitted wardrobes together with a beautifully appointed en-suite shower room, finished with striking handmade Moroccan tiles, a walk-in shower, wash hand basin and WC. Bedroom two is another excellent double room and enjoys French doors opening directly onto the rear garden. Completing the accommodation is a stylish family bathroom incorporating a bath with shower over, wash hand basin, WC and useful storage.

Externally, the property continues to impress with a low-maintenance rear garden featuring a decked seating area and lawn, creating an excellent space for relaxing and entertaining. A substantial garden storage shed provides valuable storage following the garage conversion, whilst the front of the property benefits from a block-paved driveway with off-street parking, an EV charging point, new external rendering, contemporary lighting, and newly installed windows and doors, completing this exceptional renovation.



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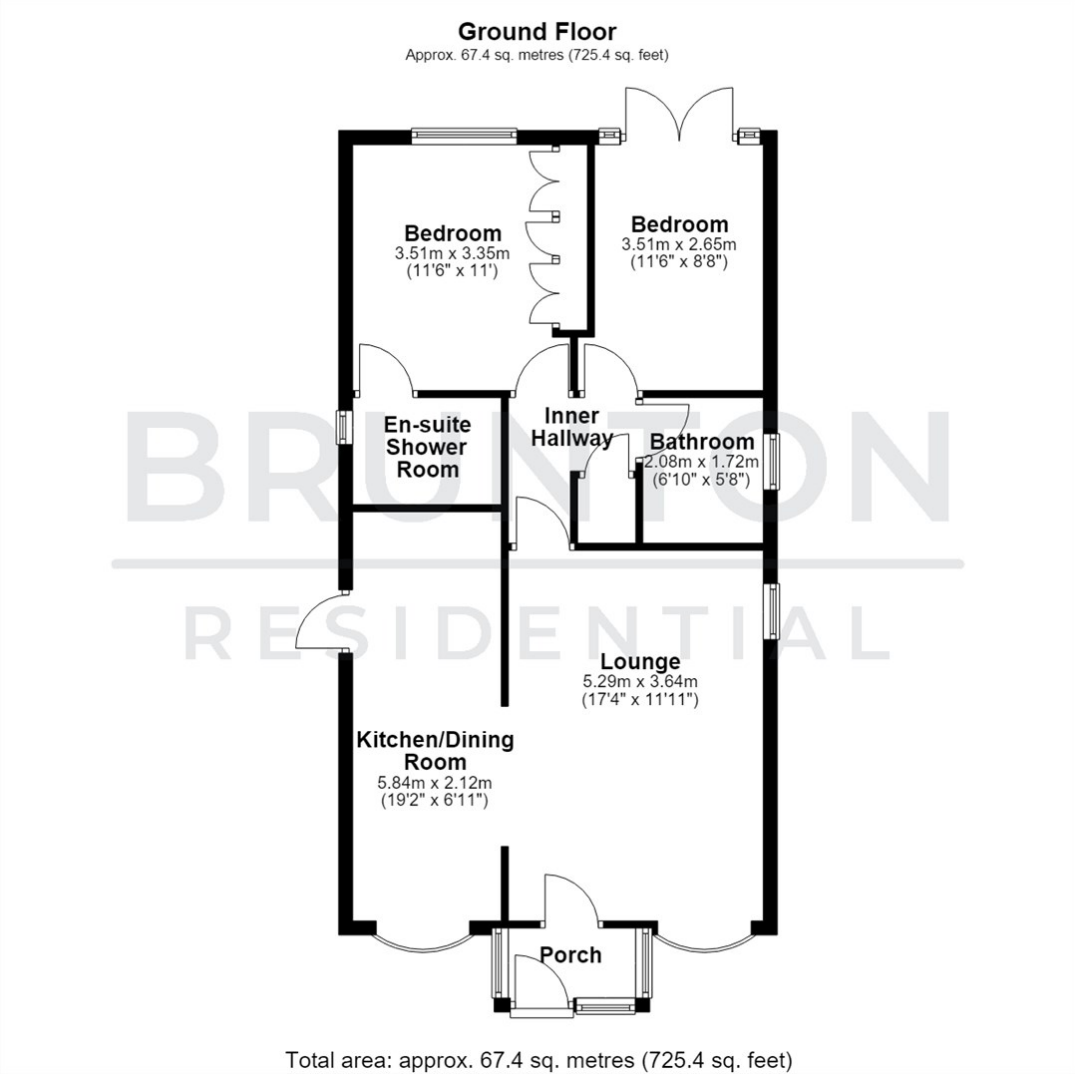
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		62
(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		