

BRUNTON

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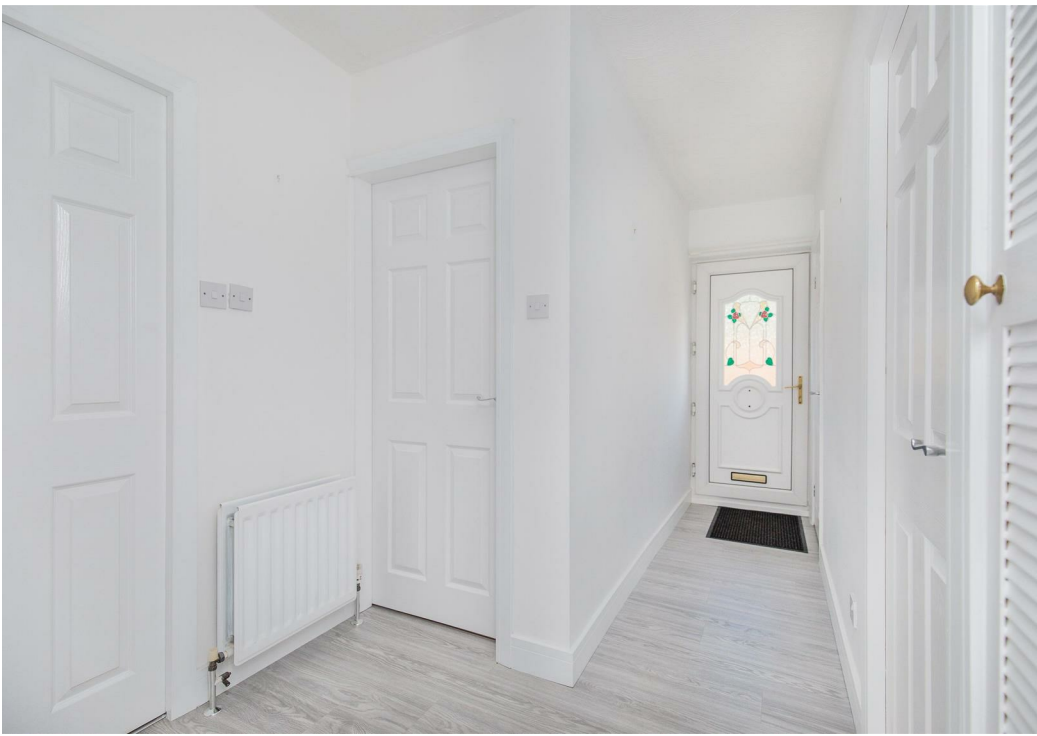
BEACON DRIVE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

Offers Over £130,000

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Well-presented ground floor apartment situated within a quiet residential development in the popular village of Wideopen.

A particular highlight is the stylish modern kitchen, providing excellent storage, generous worktop space and attractive contemporary finishes. The spacious south-facing lounge/dining room enjoys a bright and welcoming atmosphere, whilst the beautifully maintained front and rear gardens, together with the garage, provide outdoor space and practicality rarely found with apartments of this style. Two well-proportioned bedrooms and a modern shower room complete the accommodation.

Wideopen is a well-established village offering an excellent range of local amenities, including shops, cafés and everyday services. The property is ideally positioned for convenient access to Gosforth, Newcastle city centre, Newcastle International Airport and the A1, making it an excellent choice for commuters whilst retaining the benefits of village living.

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The internal accommodation comprises: a private entrance door leading into a welcoming entrance hallway, which provides access to all principal rooms and benefits from two useful built-in storage cupboards. Positioned to the front of the property is the generous lounge/dining room, a bright and inviting reception space enjoying a pleasant south-facing aspect. The room offers ample space for both seating and dining furniture, making it equally suited to relaxing and entertaining.

Adjacent to the lounge is the kitchen, which is undoubtedly one of the highlights of the apartment. Beautifully presented and fitted with a contemporary range of wall and base units, it is complemented by generous wooden-effect work surfaces and attractive feature tiled splashbacks. There is excellent storage and preparation space, together with room for a range of appliances, creating a practical yet stylish environment for everyday living. A large window and glazed external door flood the room with natural light while providing convenient access to the rear garden.

The bedroom accommodation comprises two well-proportioned bedrooms. The principal bedroom is a generous double room positioned to the front of the property, benefitting from a desirable south-facing aspect that fills the room with natural light throughout the day. Bedroom two is a versatile room, ideal as a guest bedroom, home office or nursery, whilst still offering space to accommodate a double bed if required. Completing the accommodation is a contemporary shower room, fitted with a walk-in shower, vanity wash hand basin, WC and heated towel rail.

Externally, the property enjoys attractive gardens to both the front and rear, with the rear garden benefitting from a paved patio area, a highly desirable feature for an apartment of this style. The rear garden has been beautifully maintained, with established planting, lawned areas, paved pathways and a useful timber storage shed, creating an attractive outdoor space to enjoy throughout the year. The property also benefits from a garage located within a nearby block, providing valuable storage or secure off-street parking.



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TENURE : Leasehold

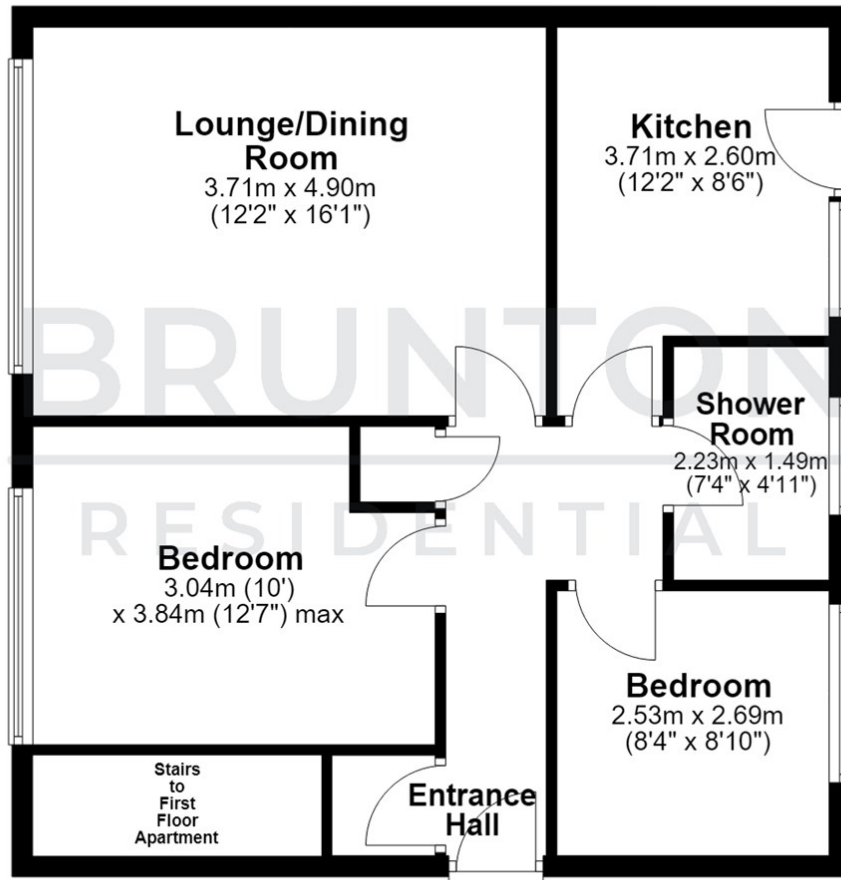
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C

Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	