

# BRUNTON

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## RESIDENTIAL



**WARKWORTH DRIVE, WIDEOPEN, NE13**

**Offers Over £195,000**

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### THREE BEDROOM - LARGE GARDENS - SEMI-DETACHED

Brunton Residential are delighted to bring to the market this excellent three bedroom family home located in the sought after location of Wideopen. This semi-detached home occupies a generous corner plot and offers large gardens a downstairs shower room and additional living space throughout the home. Located close to local amenities, schools and transport links.

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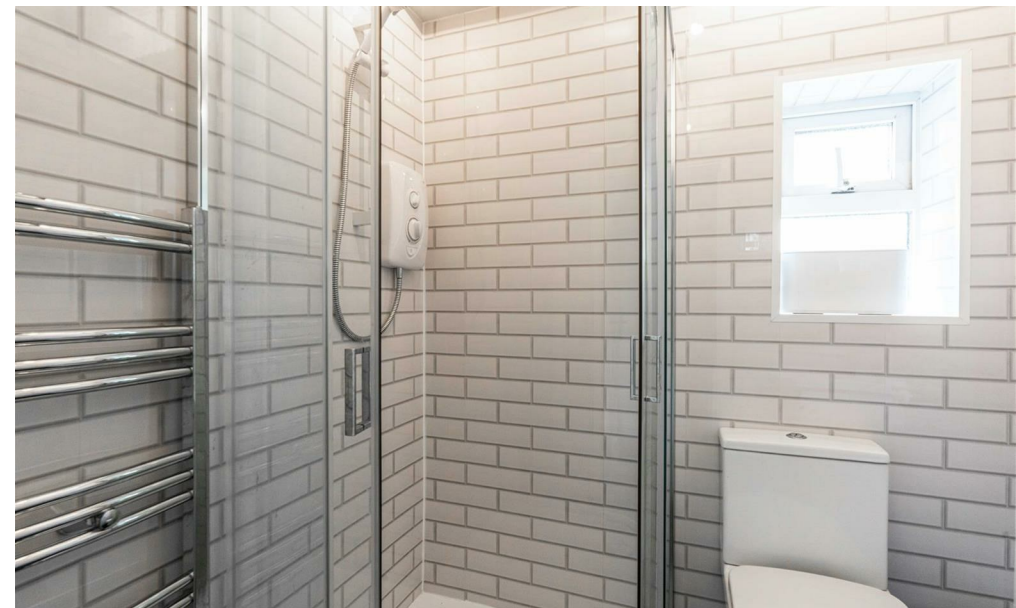
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Accommodation briefly comprises; entrance porch leading to hallway with store cupboard. There is a dining room to the front of the property and lounge to the rear which has access to a conservatory via French doors. The kitchen space offers a range of wall and floor units, coordinated work surfaces and some fitted appliances as well as access to a downstairs shower room. To the first floor are two double bedrooms with fitted wardrobes and the third bedroom could also be used as a home office or nursery. The internal accommodation is rounded off by a newly fitted, stylish family bathroom.

Externally, the property has a driveway to the front providing off-street parking whilst to the rear is a fantastic sized rear garden offering lawned and paved areas.



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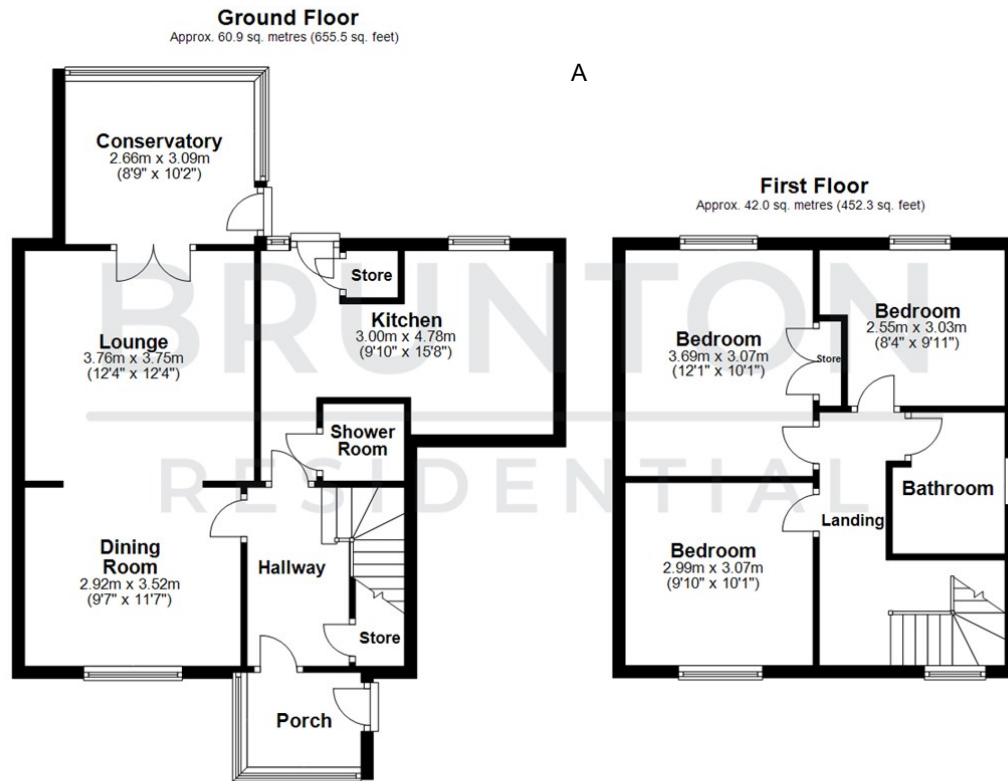
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING :

SERVICES :



Total area: approx. 102.9 sq. metres (1107.8 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>			
(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			
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>			
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