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BRAMBLING PLACE, FIVE MILE PARK, WIDEOPEN, NE13

Offers Over £475,000

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FANTASTIC FAMILY HOME - LARGE GARDENS - CORNER PLOT

Brunton Residential are delighted to bring to the market this exceptional four-bedroom family home in the desirable Five Mile Park estate within Wideopen. Brambling Place is a fantastic property with ample space and storage for the whole family. The property takes on a modern feel throughout making it the ideal, turn key home.

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Accommodation briefly comprises of an entrance hallway with the downstairs WC to the left and the first reception room to the right. As you head through the hallway to the rear of the property, you find the kitchen/diner and the second lounge. From the kitchen there is a handy utility room as well as an under-stair cupboard. The living room to the front of the property is a cosy, relaxing room with a large bay window allowing the natural light to flood the room, a feature media wall has been added with inset TV. The rear of the property is all open plan throughout the kitchen, diner, and second lounge providing the perfect area for hosting and entertaining. The kitchen is sleek and modern with co-ordinated wall and floor units paired with a stunning worktop, providing ample storage and workspace. The rear lounge area offers a fantastic day room and includes French doors leading out to the garden. To the first floor, a large landing area leads into the four bedrooms and family bathroom. All four bedrooms are great sizes, easily accommodate double beds, and suit all needs. The two larger bedrooms provide built-in wardrobes and en-suites. The bathrooms take on similar styles, they are simple and stylish with plenty of space. The property is equipped with a thermal solar installation, this powers the majority of the properties hot water. Externally, this property boasts a generous-sized garden to the rear, mainly laid to lawn with some paved areas and fenced boundaries. To the front of the property there is a garage and a driveway suitable for multiple cars. This property is situated at the end of a cul-de-sac with no passing traffic.



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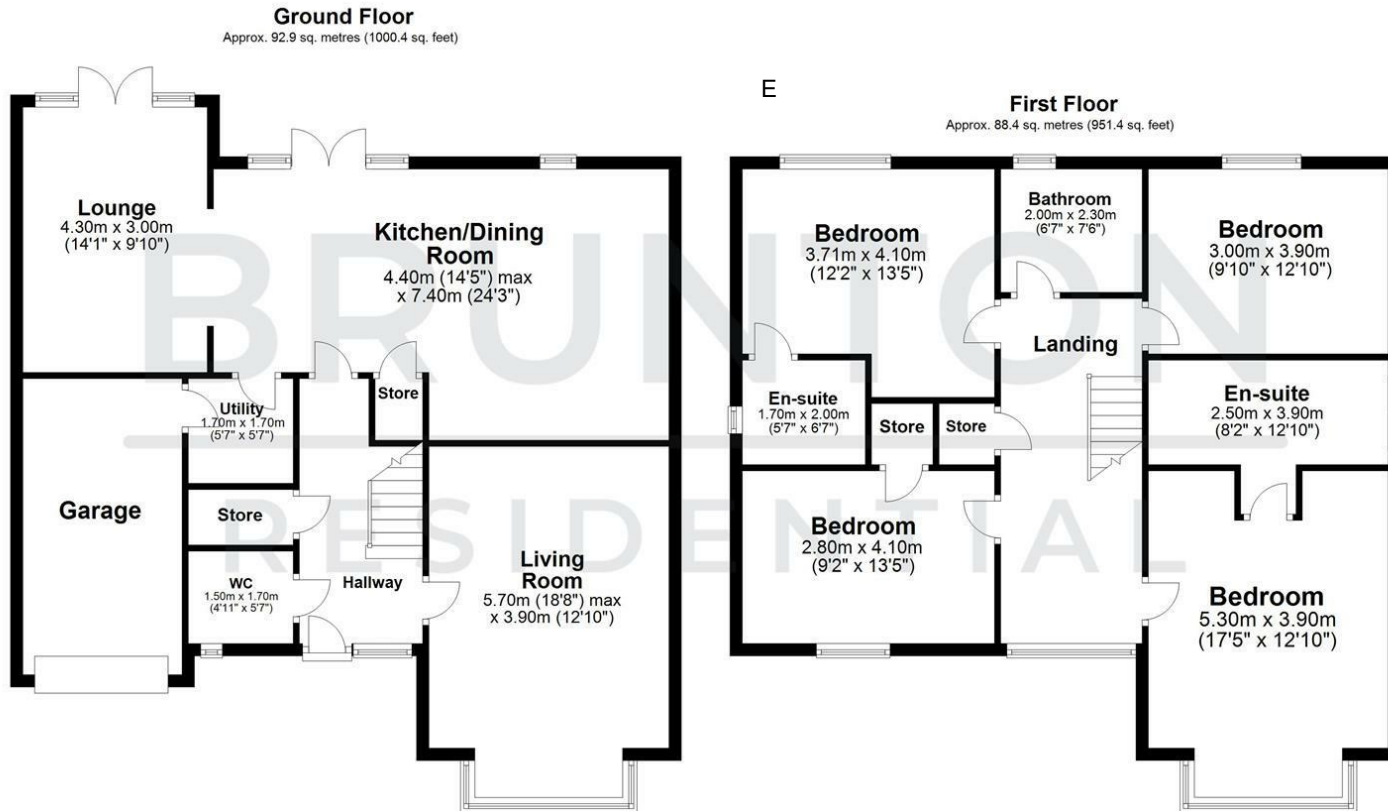
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B

SERVICES :



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) 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	