

# BRUNTON

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## RESIDENTIAL



**CHANTRY DRIVE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13**

**Offers Over £270,000**

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Delightful three-bedroom semi-detached bungalow, situated on Chantry Drive in the popular residential area of Wideopen, to the north of Newcastle upon Tyne. The property offers versatile accommodation within an established neighbourhood.

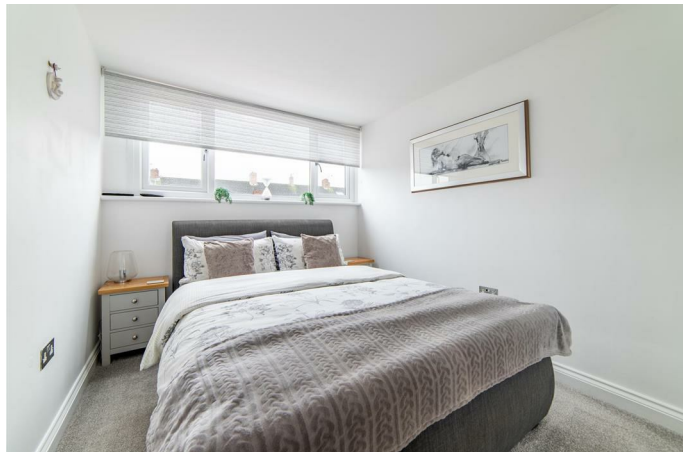
The accommodation is arranged over two floors. The ground floor comprises a ground floor bedroom, a shower room, a spacious front-aspect lounge, and an open-plan kitchen and dining room. The upper floor hosts two further well-proportioned bedrooms, served by an additional well-appointed shower room. The property further benefits from an enclosed rear garden with a garden shed providing additional storage, an integral garage with a utility section towards the rear, and off-street parking.

This property is well positioned for access to a range of local shops and everyday amenities within Wideopen, with further retail and leisure facilities available in nearby Gosforth. The area is well served by schooling for all age groups and benefits from strong transport links, including road access to the A1 and public transport connections providing convenient access into Newcastle city centre and the wider Tyne and Wear region.

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The internal accommodation comprises: a welcoming entrance hall, which provides access to the ground floor bedroom, the main lounge, and a shower room. The ground floor shower room is fully tiled and fitted with a large walk-in shower, a washbasin set within a vanity unit, and a WC. The ground floor bedroom is positioned just off the hallway to the right upon entry.

The lounge is a spacious and inviting reception room, featuring a fireplace and a front-aspect walk-in bay window. Sliding doors from the lounge lead through to the open-plan kitchen and dining area, creating an excellent flow for modern living. The kitchen is generous in size and well equipped with integrated appliances including an oven, hob, extractor fan, and microwave, along with sleek cabinetry and wooden work surfaces. Sliding doors from the kitchen provide direct access to the rear garden, while a further door from the dining area leads into the integral garage. A section to the rear of the garage has been adapted for use as a utility area.

Stairs rise to the first-floor landing, which provides access to two further well-proportioned bedrooms, with the principal bedroom benefiting from a dressing area. Also located on this level is a second shower room, which is fully tiled and fitted with a washbasin set within a vanity unit, a large walk-in shower, and a WC. Externally, the property benefits from a long driveway to the front providing off-street parking for approximately two to three vehicles. To the rear is an enclosed garden, predominantly laid to lawn, with a garden shed offering additional storage.



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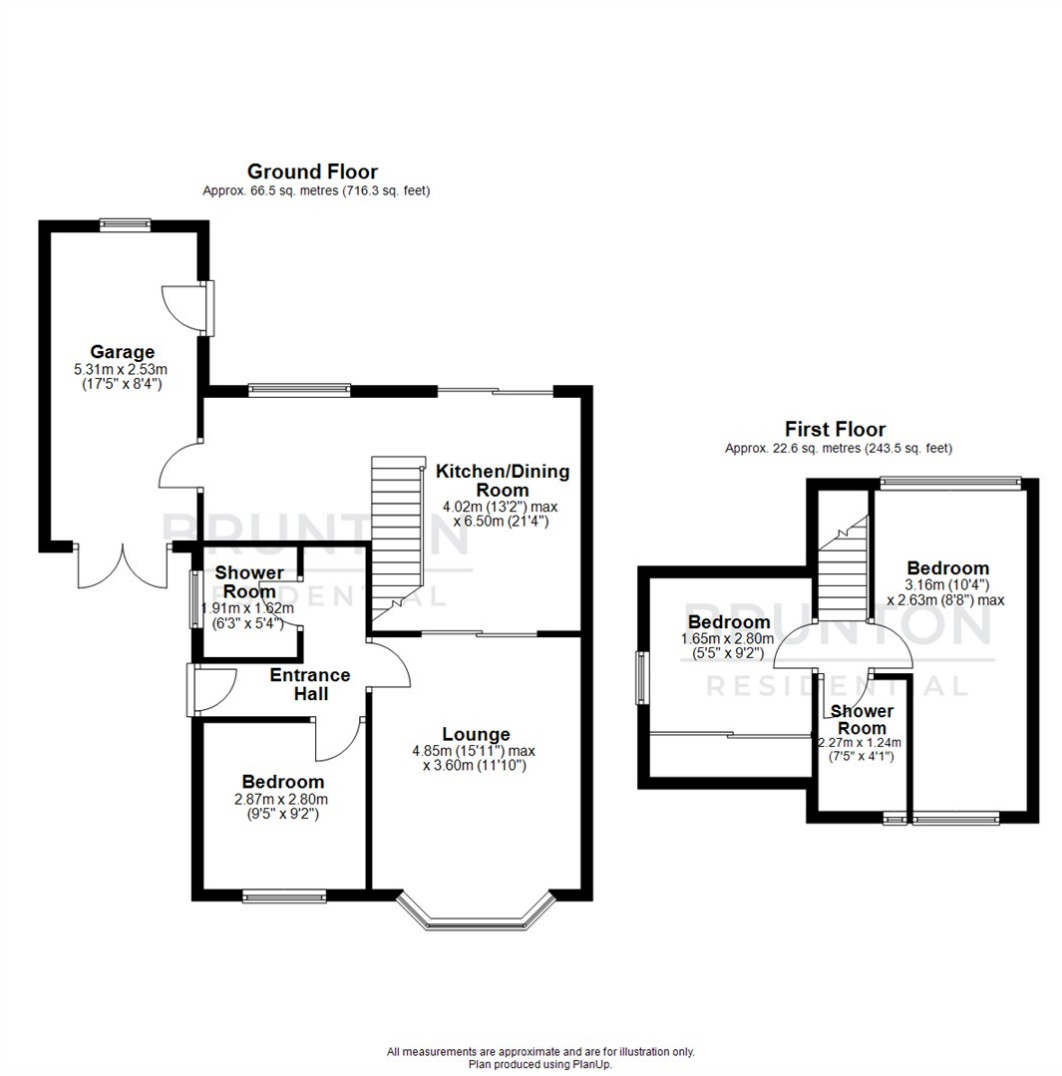
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TENURE : Leasehold

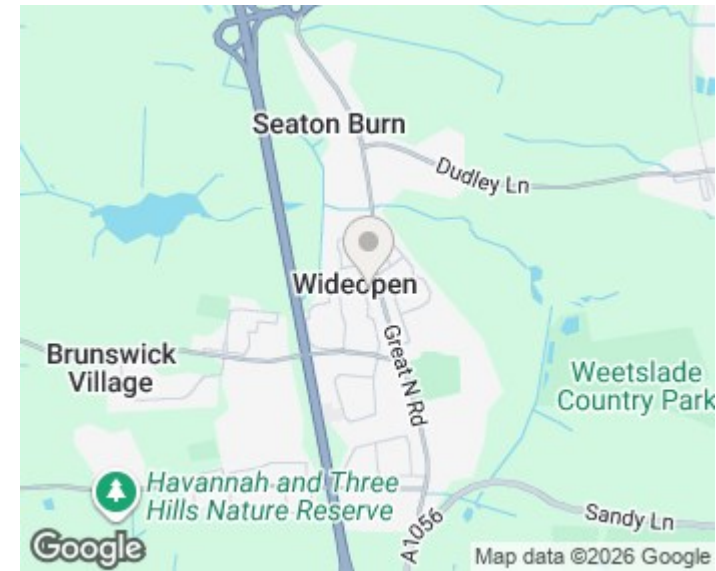
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : D



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>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	