

# BRUNTON

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## RESIDENTIAL



**FOXGLOVE PLACE, FIVE MILE PARK, NE13**

**Offers Over £250,000**



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### THREE BEDROOMS – EN SUITE – FREEHOLD

Brunton Residential are pleased to offer for sale this well-presented three-bedroom semi-detached house on Foxglove Place in Wideopen.

The property features three good-sized bedrooms, with the principal benefiting from an en suite. It also offers a spacious lounge, a utility room, and a WC. Further highlights include an enclosed rear garden and a garage providing off-street parking.

Located in the popular Five Mile Park estate in Wideopen, the home benefits from easy access to local amenities and convenient transport links to Newcastle upon Tyne and beyond



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Upon entering the property, you are welcomed into an entrance hall with wood-effect flooring that flows throughout the ground floor. From the hallway, you have access to a good-sized lounge with a front-aspect window.

To the rear of the property, there is a second reception room, currently used as a dining room, which features French doors opening out to the garden and stairs leading to the first-floor landing. This space gives access to a well-equipped kitchen, fitted with a range of wall and floor units, integrated appliances including dishwasher, oven, hob, fridge, freezer, and extractor fan and a window overlooking the rear garden.

Adjacent to the kitchen is a convenient utility room, offering additional counter space, cupboards, and space for further appliances. The utility also provides access to an external side door and the ground floor WC.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and built-in storage unit. The remaining bedrooms are serviced by a family bathroom, complete with a bath, washbasin, WC, half-tiled walls, and wood-effect flooring.

Externally, to the front of the property is a driveway leading to an attached garage, providing off-street parking. To the rear is a fully enclosed garden, which is mainly laid to lawn and has fenced boundaries.





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TENURE : Freehold

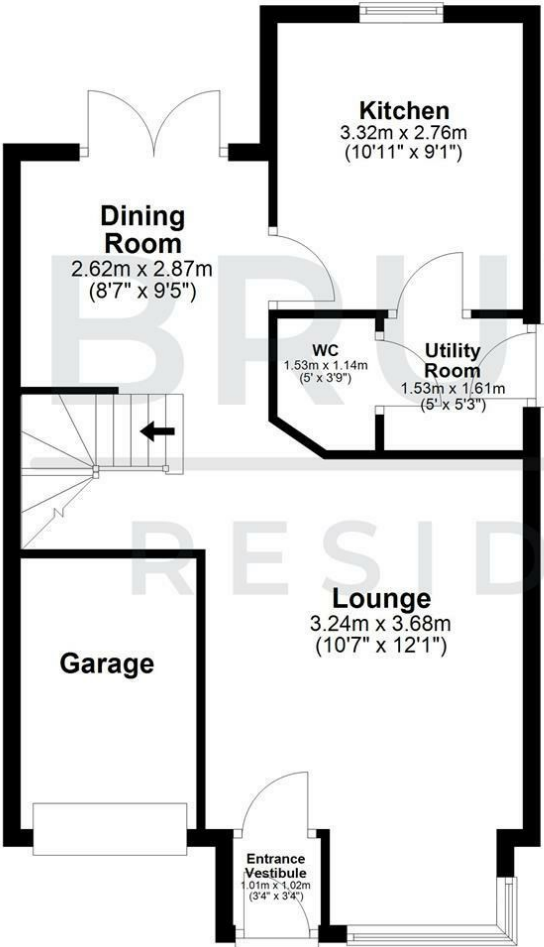
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : B

### Ground Floor

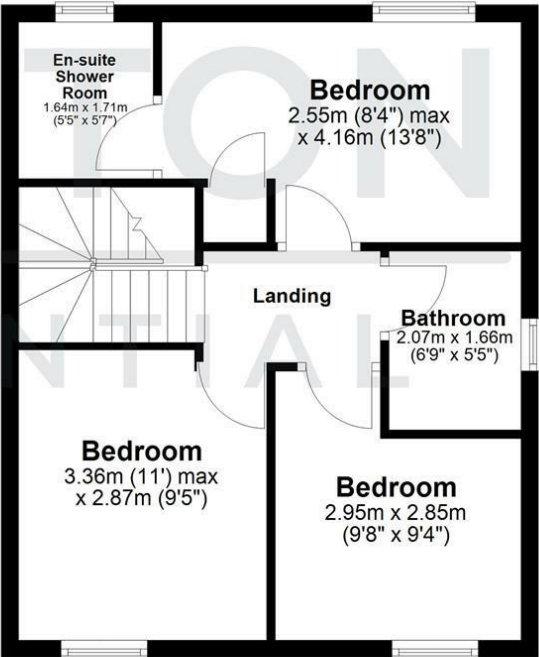
Approx. 52.7 sq. metres (566.9 sq. feet)



C

### First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	