

# BRUNTON

---

RESIDENTIAL



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

**£229,950**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Well-presented three-bedroom semi-detached home situated on Rayleigh Drive in Wideopen, offering spacious and well-balanced accommodation ideal for family living.

The property provides a bright lounge with bay window, a separate dining room and a conservatory overlooking the garden, creating a versatile layout for both everyday living and entertaining. The kitchen offers ample storage and connects through to the integral garage with utility space, while the first floor hosts three well-proportioned bedrooms and a family bathroom. The property further benefits from off-street parking and a generous rear garden with lawn and patio areas.

Wideopen is a popular residential area offering a range of local amenities including shops, cafés and well-regarded schooling, making it particularly appealing for families. The property is well positioned for access to Gosforth and Newcastle city centre, with excellent transport links including nearby bus routes and convenient road access via the A1. In addition, there are nearby green spaces and countryside walks, providing a balance of suburban living with access to outdoor lifestyle opportunities.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises an entry into a bright and airy entrance porch, which in turn leads into the main entrance hallway with under-stairs storage and stairs leading up to the first floor. To the left is a spacious lounge featuring a front aspect walk-in bay window, creating a pleasant outlook and allowing for excellent natural light. The lounge flows through to a generous dining room, forming a well-connected and sociable living space. From the dining room, French doors open into a lovely conservatory, providing a tranquil additional reception area with views over the rear garden and direct access outside. The dining room also leads through to the kitchen, which is fitted with a range of wall and base units offering ample storage and work surface space, along with integrated appliances including an oven, hob and extractor fan. A door from the kitchen provides access to the integral garage, which incorporates a useful utility area and also offers access out to the rear garden.

The first floor landing gives access to three well-proportioned bedrooms, two of which benefit from built-in storage. A well-appointed family bathroom completes the internal accommodation, comprising a bath with overhead shower, WC and wash basin set within a vanity unit.

Externally, to the front the property benefits from a block-paved driveway providing off-street parking and leading to the integral garage, along with a well-maintained lawned garden and planted borders. To the rear is a generous enclosed garden featuring a lawn, paved patio areas, a greenhouse and a shed, all enclosed by timber fencing and offering a good degree of privacy.



# BRUNTON

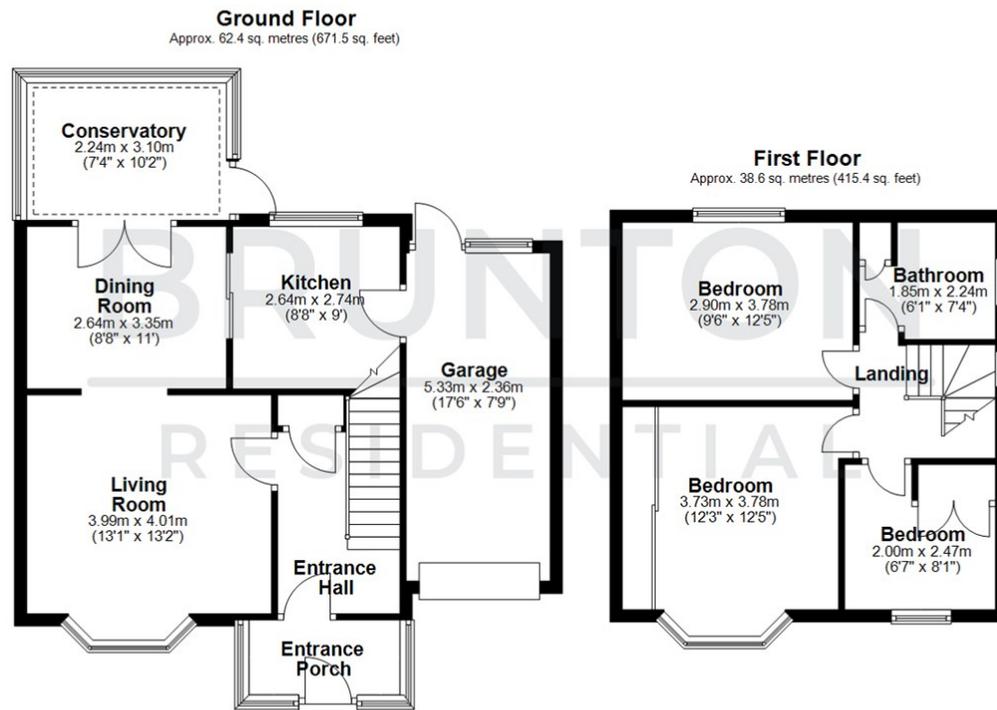
## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



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>			
(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	