

# Sandford Mews, Brunswick Green, Wideopen,

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# Sandford Mews, Brunswick Green, Wideopen, NE13 7HX

NE13 7A delightful two-bedroom bungalow nestled within a quiet cul-de-sac in the Brunswick Green estate. The accommodation has been recently fully renovated to a high standard throughout, maintaining an attractive contemporary feel and is offered chain-free. The property benefits from a new central heating system and full re-wire.

## DESCRIPTION

Upon entering through the front door, you are greeted by a convenient entry porch providing access to the accommodation. The heart of the home lies in the open plan kitchen living area, thoughtfully positioned to the back of the property, offering high ceilings with a Velux window and south facing aspect, providing plentiful natural light. The kitchen area boasts a range of wall and base units with complimentary wooden worktops and the convenience of integrated appliances, including four-ring gas hob with hood over and oven, both untouched. The space is further enhanced by a breakfasting bar, perfect for casual dining. Sliding doors lead to the conservatory, which offers access to the rear garden through French doors.

The property offers two bedrooms, and a stylish fully fitted bathroom, featuring hand wash basin, WC, bath and separate shower cubicle with waterfall shower head. The corridor also gives access to the integral garage with utility area which can be easily partitioned to create a separate room.

Externally, to the front is an Astro turf area adding a touch of greenery, a block-paved driveway and plentiful on street parking. The property also offers a single electric garage for additional parking or storage. A side gate grants access to the low maintenance, fully enclosed south facing paved garden.

## LOCATION

Sandford Mews is a peaceful cul-de-sac situated in the desirable Brunswick Green estate. It is well positioned for access to local transport links, shops and amenities. Easy transport links North and South, 1.4 miles from the A1 and 7.4 Miles North of Newcastle City Centre.

## SERVICES

Mains water, drainage and electric are connected. Gas central heating and double glazing throughout.

## TENURE

Freehold

## COUNCIL TAX BAND

North Tyneside - B







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