



Norham Close Wideopen

A very well appointed 3 bedroom link detached house occupying a pleasant cul-de-sac position within the popular Brunswick Green development . The property is ideally suited for a growing family and occupies a generous plot with lovely southerly facing garden to the rear. It also features a range of modern fixtures and fittings together with UPVC double glazing and gas fired central heating via combination boiler.

The property comprises entrance porch leading to the reception hallway with hardwood flooring and staircase leading to the first floor. There is a sitting room to the front with bow window and feature fireplace which leads to the dining room and onwards to a good size conservatory overlooking the rear garden. There is a modern fully fitted kitchen with integrated appliances which leads to the utility with additional contrasting wall and base units. The utility provides access to the garage and rear garden. To the first floor are 3 good size bedrooms and a family bathroom with shower.

Externally to the rear is a generous well stocked southerly facing garden with paved area and decked patio. To the front is a small garden with driveway leading to an attached garage

Guide Price £275,000

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ENTRANCE DOOR LEADS TO: ENTRANCE PORCH

Double glazed entrance door, double glazed windows.

RECEPTION HALL

Hardwood flooring, staircase to first floor, understairs cupboard, radiator.



SITTING ROOM 13'5 x 13'2 (4.09 x 4.01m)

Double glazed bow to front, hardwood flooring, coving to ceiling, feature fireplace.

DINING ROOM 9'6 x 8'3 (2.90 x 2.51m)

Hardwood flooring, coving to ceiling, double glazed French door to conservatory, radiator.

CONSERVATORY 9'10 x 9'8 (3.00 x 2.95m)

Double glazed windows to rear and side, double glazed French door, tiled floor, underfloor heating, radiator.



KITCHEN 10'2 x 8'3 (3.10 x 2.51m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in induction hob, extractor hood, integrated dishwasher, tiled floor, tiled splash back, radiator, double glazed window to rear.

UTILITY 8'3 x 7'6 (2.51 x 2.29m)

Wall and base units, space for automatic washer, tiled splash backs, tiled floor, double glazed window to rear, door to garage, double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window, access to roof space via loft ladder.



BEDROOM ONE 12'11 x 12'7 (3.94 x 3.84m)

Double glazed window to front, radiator.

BEDROOM TWO 10'6 x 8'10 (3.20 x 2.69m)

Double glazed window to rear, radiator.

BEDROOM THREE 8'3 x 7'4 (2.51 x 2.24m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Three piece suite comprising: corner bath with shower over, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, radiator, double glazed frosted window to rear.

FRONT GARDEN

Lawned area, hedge boundaries, driveway.

REAR GARDEN

Laid mainly to lawn, patio, southerly facing, garden shed.

GARAGE

Attached, up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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