





- Five Bedrooms
- Open Plan Living
- Superb Position
- Driveway & Double Garage
- Gas Central Heating
- Detached Property
- No Onward Chain
- Desirable Address
- Two En-Suites
- Double Glazing





360° VIRTUAL REALITY TOUR AVAILABLE ON THIS PROPERTY...IT'S AMAZING..IT'S LIKE HAVING AN OPEN HOUSE 24/7!

Situated on an enviable plot within the exclusive Warkworth Woods development in Gosforth, this substantial five bedroom detached family home is offered for sale with the benefit of no onward chain.

The location is convenient for access to many local amenities including well regarded schools, shops, leisure facilities and the A1 motorway, with further amenities easily accessed via regular public transport links in Newcastle City Centre.

Internally the well proportioned and cleverly reconfigured accommodation briefly comprises to the ground floor:- grand entrance hall with storage cupboard beneath the stairs, lounge with feature fireplace and French doors onto the rear garden, stunning open plan kitchen diner and a ground floor WC. To the first floor there are two double bedrooms, both with en-suites, fitted wardrobes and the main bedroom with a dressing area. There is also an additional single bedroom. To the second floor there are a further two bedrooms, both with fitted wardrobes, and there is also a family bathroom WC.

Externally there is a town garden to the front and a well maintained and proportioned gated rear garden that provides access to the garage.

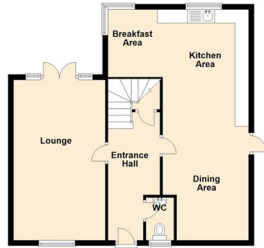
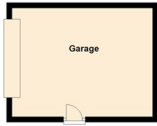
Truly a home to be proud of and viewing is an absolute must. For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

Covid-19 Viewing Guidelines

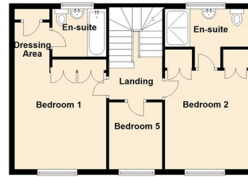
For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



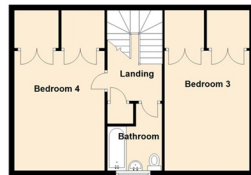
Ground Floor



First Floor



Second Floor



The difference between house and home

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Lounge 11'5" x 20'0" (3.49 x 6.10)

Kitchen/Dining Room 27'5" x 17'2" (8.37 x 5.24)

Bedroom One 11'3" x 11'7" (3.45 x 3.54)

Bedroom Two 10'6" x 12'2" (3.21 x 3.73)

Bedroom Three 10'7" x 13'6" (3.24 x 4.12)

Bedroom Four 11'4" x 13'6" (3.46 x 4.12)

Bedroom Five 7'6" x 7'1" (2.30 x 2.18)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680