

# BRUNTON

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## RESIDENTIAL



**WARKWORTH WOODS, GREAT PARK, NE3**

Offers Over £325,000

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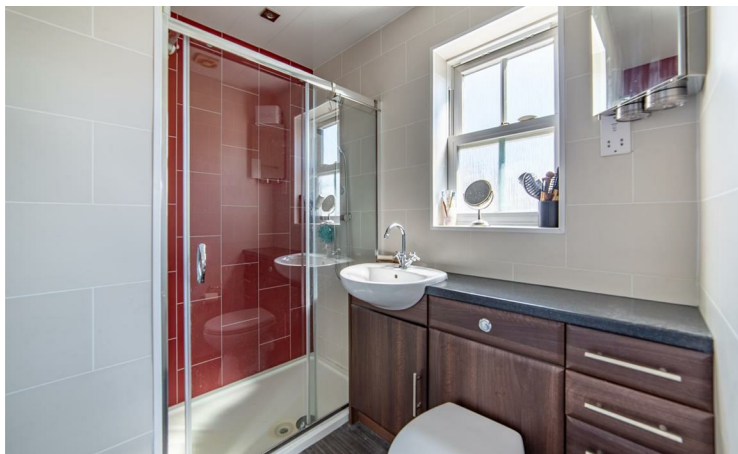


**EXTENDED TOWN HOUSE - FOUR STORY PROPERTY - GARAGE WITH DRIVEWAY**  
Brunton Residential are delighted to offer for sale this four bedroom home located on the end of a terrace within Warkworth Woods, part of the initial phase of Great Park. This home has been extended to the rear and into the loft to offer a substantial family home.

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Accommodation briefly comprises; entrance hallway with WC, leading to a large, open plan space which includes the whole of the ground floor, a range of areas include formal and informal dining, food preparation and relaxation, all benefiting from a free standing range cooker, log burner and bi-fold doors over the rear gardens. The first floor provides a full width lounge with walk in bay window, a bedroom to the rear and a family bathroom WC. The second floor landing offers access to the master bedroom with ensuite WC along with a third bedroom while the converted top floor offers a spacious additional bedroom.

Externally, there is a small town garden to the front with Wrought iron fence with gate. The rear offers a range of gravelled and paved areas with raised beds and fenced boundaries, a gate to rear opens to a driveway which leads to a single garage.



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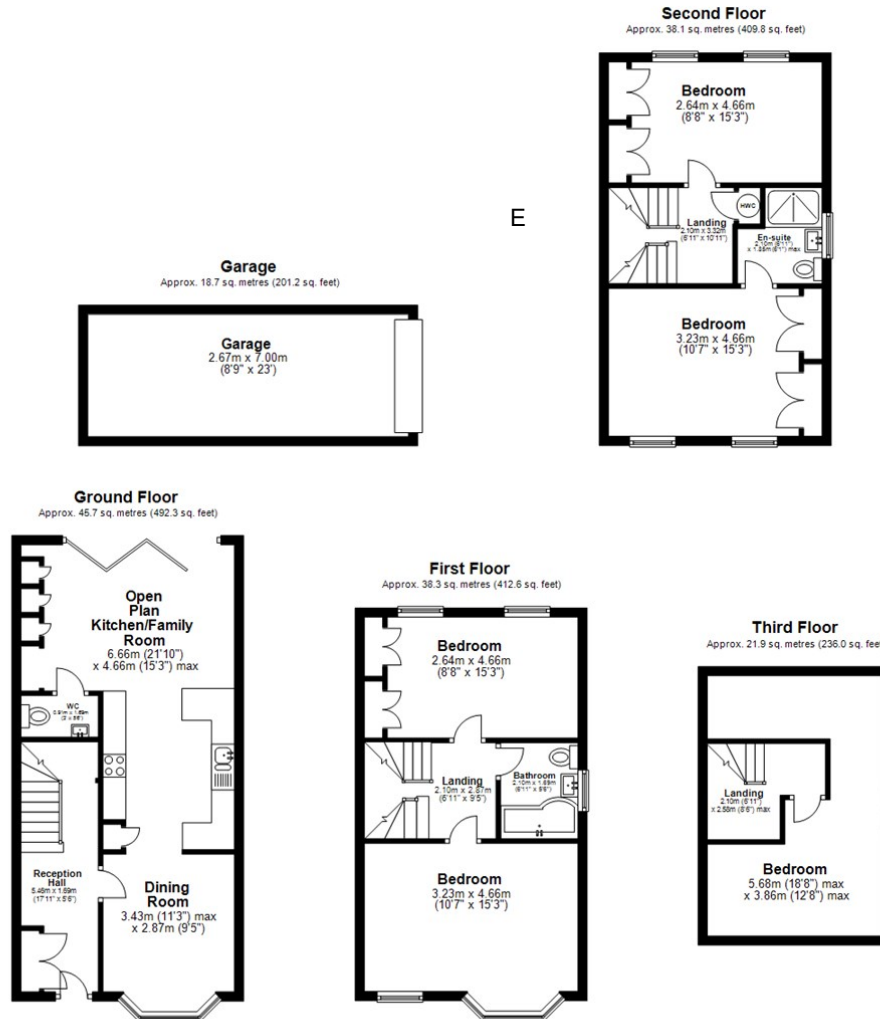
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C

SERVICES :



Total area: approx. 162.8 sq. metres (1752.0 sq. feet)  
92 Warkworth Woods, -



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>		76	84
(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>			
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