

BRUNTON

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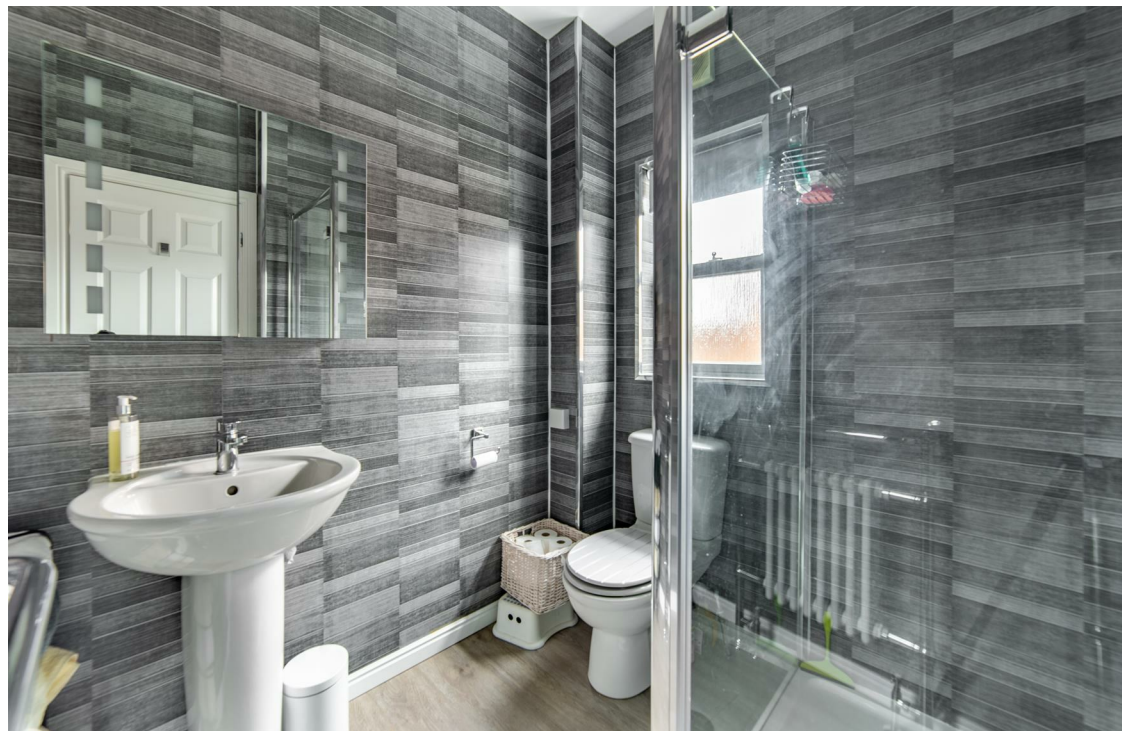
WARKWORTH WOODS, NEWCASTLE UPON TYNE, NE3

£499,950

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A well-presented six-bedroom detached family home within Warkworth Woods, Part of the Great Park development in Gosforth, offering spacious living, including a modern kitchen with integrated appliances.

The property comprises of six bedrooms, with the principal and one additional bedroom benefiting from en-suites. A family bathroom serves the other bedrooms.

Outside, there is off-street parking, a well-maintained rear garden with mature trees and flowerbeds, and a detached double garage.

Warkworth Woods is a sought-after, peaceful area with a friendly neighbourhood, making this detached house the perfect family home.

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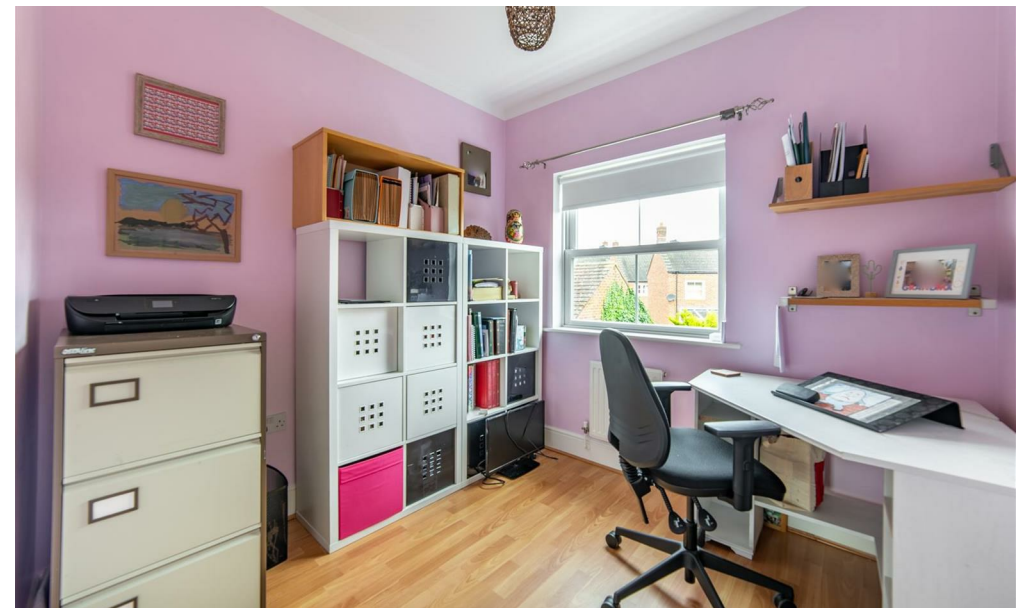
Upon entering the property, you are welcomed into an entrance hall, providing access to the main living areas. To the left, the dining room, with double doors opening into the spacious lounge. The lounge boasts a fireplace and further double doors leading out to the rear of the property.

To the right, a versatile room presents an ideal space for a home office or study. The generously sized kitchen is well-appointed with sleek cabinetry, integrated appliances, and a gas stove, with direct access to a utility room that leads out to the side of the property. A ground floor WC completes this floor.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, complete with a shower and wash basin, while a family bathroom, equipped with a bath and wash basin, serves the remaining bedrooms.

The second floor offers an additional two good-sized bedrooms, one of which enjoys the added luxury of an en-suite, equipped with a shower and wash basin.

Outside, the property boasts a beautifully maintained rear garden, laid to lawn and bordered by mature trees, hedges, and flowerbeds. A detached double garage provides ample storage and off-street parking.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING :



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	