

# BRUNTON

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## RESIDENTIAL



**WOODLEA, FOREST HALL, NE12**

**£349,950**



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Brunton Residential are delighted to present this four-bedroom detached house, situated in the desirable estate of Woodlea, Forest Hall, Newcastle Upon Tyne.

This home offers four well-proportioned bedrooms, with the principal and one additional bedroom benefiting from en-suite shower rooms. The property also features three versatile reception rooms, a well-equipped kitchen with a utility area, a lovely rear garden, and a double driveway leading to a detached double garage.

Located in the sought-after area of Forest Hall, this home enjoys excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle and surrounding areas.



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Upon entry, you are welcomed into a hallway featuring wood-effect flooring and stairs leading to the first-floor landing. From the hallway, there is access to a spacious lounge with a front aspect window and French doors opening onto a paved seating area.

A ground floor WC and a versatile reception room, also with a front aspect window, are located off the hallway.

To the rear of the property is a well-equipped kitchen fitted with a range of floor and base units, wood worktop surfaces, and integrated appliances, with a door leading into a utility room. The utility room provides additional wood worktop surfaces, storage units, a window overlooking the rear garden, and an external door for side access.

The kitchen also provides access to a garden room via French doors, with a further set of French doors leading out to the rear garden.

On the first floor are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms. The principal bedroom features a walk-in wardrobe/ closet, while another bedroom includes sliding door fitted wardrobes. A storage unit is located on the landing, and the fully tiled family bathroom is fitted with a bath, washbasin, and WC.

Externally, the property offers a double driveway leading to a detached double garage at the front. To the rear, there is a generous garden, orientated to the South and laid mainly to lawn. It is enclosed by fencing and hedges, with a paved seating area.





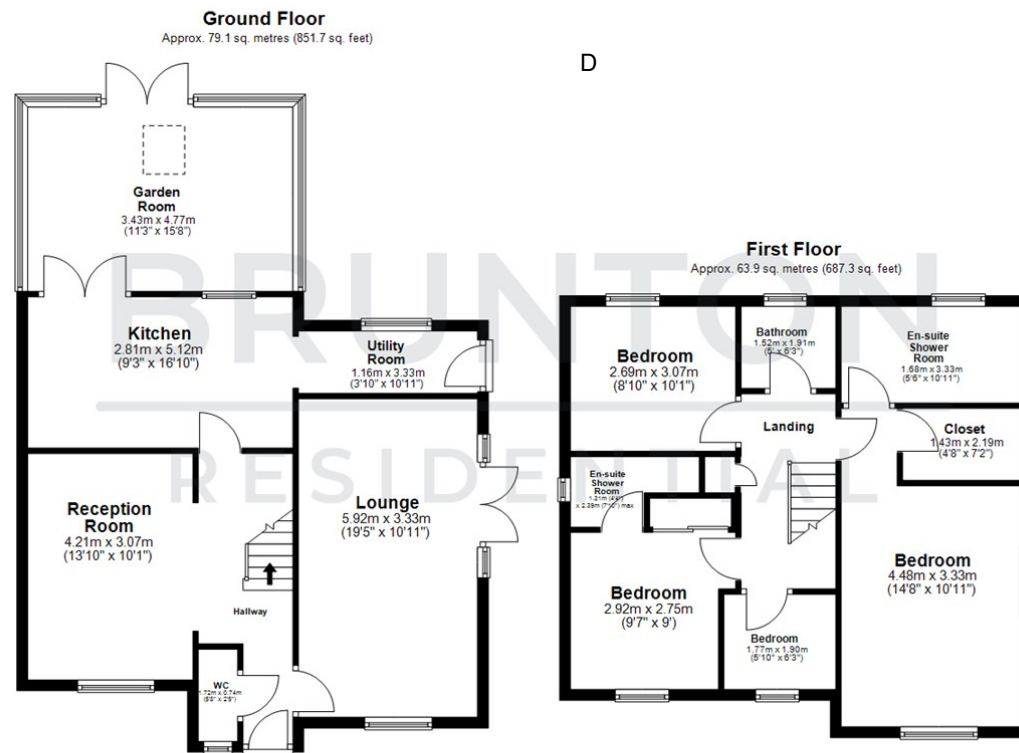
**BRUNTON**  
RESIDENTIAL

**TENURE :** Freehold

LOCAL AUTHORITY : North Tyneside  
Council

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		87	88
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			

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