



126 Warkworth Woods, Newcastle Upon Tyne, NE3 5RD

Offers Over £270,000

Hive Estates proudly presents this exceptional four-bedroom mid-terrace townhouse, ideally situated in the desirable and tranquil Great Park development. This spacious and contemporary home is arranged over three floors, offering versatile accommodation with stylish interiors and high-quality finishes throughout.

Upon entering the property, you are welcomed into a well-maintained and neutrally decorated home with soft grey carpeting that flows throughout. Positioned on the first floor, the expansive living room is flooded with natural light, thanks to a large bay window that creates a bright and airy atmosphere. The room offers generous space for both lounge and dining areas, making it perfect for relaxing or entertaining.

The first floor also features a modern kitchen, complete with grey vinyl flooring, wood-effect cabinetry, and grey laminate worktops. Integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, are neatly built in, providing both style and functionality, along with ample storage and preparation space.

The top floor hosts the generously proportioned master bedroom, which benefits from large windows, a built-in wardrobe, and a private ensuite bathroom. The ensuite is fitted with a walk-in shower finished in grey cladding, a WC, and a basin, complemented by striking white marble-effect tiling. Also on the top floor is the second double bedroom, which features a beautiful bay window, built-in wardrobe, and the same elegant neutral decor. A third bedroom on this floor offers flexibility as a single bedroom, nursery, or study.

Located on the first floor, the fourth bedroom is currently used as a home office but is spacious enough to accommodate a double bed, making it a highly adaptable space. A further versatile room is found on the ground floor and can be utilised as a fifth bedroom, second office, snug, or playroom, depending on the needs of the household. The main family bathroom is stylishly designed with grey vinyl flooring, white patterned tiling, an over-bath shower, WC, basin, and heated towel rail, while a separate WC is conveniently located on the ground floor.

Externally, the property offers a private rear garden with low-maintenance block paving and double gates, allowing the space to also function as a driveway with access to an integral garage. Additional communal parking is available at the front, shared with neighbouring properties.

Perfectly positioned close to local schools, shops, and green spaces including Gosforth Park, this home benefits from excellent transport links with easy access to bus routes, Newcastle city centre, Gosforth, and the A1. Combining space, style, and location, this property represents a rare opportunity in one of Newcastle's most desirable residential areas.

Lounge/Diner 14'9" x 18'0" (4.50 x 5.50)

Kitchen 10'9" x 9'1" (3.30 x 2.79)

Bedroom 1 11'0" x 11'3" (3.36 x 3.45)

En-suite 6'6" x 4'7" (2.00 x 1.40)

Bedroom 2 11'9" x 11'3" (3.60 x 3.45)

Bedroom 3 8'9" x 12'3" (2.68 x 3.75)

Bedroom 4 9'4" x 6'4" (2.85 x 1.95)

Study 6'6" x 8'7" (2.00 x 2.62)

Bathroom 6'2" x 6'4" (1.90 x 1.95)

WC 6'10" x 3'3" (2.10 x 1.00)

Garage 17'0" x 9'10" (5.20 x 3.00)

Floor Plan

