



Woolsington Park South

Woolsington

This beautiful property benefits from no onward chain and a superb, mature plot on the sought after private estate 'Woolsington Park South'. The front door opens to a well-proportioned reception hallway which gives access to a comfortable dual aspect living room and charming dining room. There is an impressive breakfasting kitchen, a convenient utility room and a night hall that leads to the principal bedroom with dressing room and en-suite bathroom, a further two double bedrooms and family bathroom. Externally there is a substantial driveway, an attached double garage and fabulous gardens laid to lawn with paved areas, pergola and mature flowering plants, shrubs and trees. Woolsington benefits from excellent transport links by train, bus and car. There is a village coffee shop, Cowells garden centre, a gym, hairdressers and further amenities nearby in Ponteland and Kingston Park.

Asking Price: £550,000

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Reception Hall 12'4 x 9'11 max (3.76m x 3.02m)

The front door opens to a welcoming reception hallway with carpeted flooring and access to:

Lounge 19'10 max into r x 22'9 (6.05m x 6.93m)

A sizeable dual aspect room with double glazed doors to the rear garden, a double glazed window to the front, carpeted flooring, fitted storage and a feature fireplace.

Dining Room 12'3 x 22'8 (3.73m x 6.91m)

This impressive room has double glazed windows to the front and rear, double glazed doors to the side, carpeted flooring and a feature fireplace.



Breakfasting Kitchen 10 x 16 (3.05m x 4.88m)

The elegant fitted kitchen has granite work surfaces with a sink unit inset, gas hob with cooker hood above, an electric oven, integrated appliances, tiled flooring and a double glazed window to the rear.

Utility Room 12'10 max x 6'1 plus recess (3.91m x 1.85m)

A useful room with fitted units, granite work surfaces, sink unit inset, tiled flooring, central heating boiler, spaces for appliances and a double glazed window and door to the rear.



Inner Hallway

This hallway leads from the kitchen to the bedrooms.



Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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Principal Bedroom 14'3 x 11'11 (4.34m x 3.63m)

This lovely room has a double glazed window to the side, carpeted flooring and a door to the dressing room.

Dressing Room 4 x 8'10 (1.22m x 2.69m)

The dressing room has a double glazed window to the front and a door to:

En-suite Bathroom 7'3 x 8'10 (2.21m x 2.69m)

A modern bathroom with shower enclosure, bath tub, wash hand basin, WC, double glazed window to the rear, wood effect flooring and tiled walls.

Bedroom Two 8'11 x 12'1 (2.72m x 3.68m)

This bedroom has a double glazed window to the side, carpeted flooring and a Jack and Jill door to the bathroom.

Bathroom

A lovely bathroom with Jack and Jill doors to the hallway and bedroom two. There is a bath tub, shower enclosure, heated towel rail, WC, wash hand basin, double glazed window to the side, part tiled walls and tiled flooring.

Bedroom Three 8'11 x 10'11 (2.72m x 3.33m)

This room has carpeted flooring and a double glazed window to the side.

Garage

An attached garage with garage door to the front and a door to the side.

Garden

The plot is accessed via a substantial driveway providing off street parking for several vehicles. There is a mature front garden laid to lawn with planted borders, shrubs and trees. There is a rear garden with lawn, patio, pergola and paved side gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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