BRUNTON

RESIDENTIAL



WOOLERTON DRIVE, SOUTH DENTON, NE15

Offers Over £280,000

BRUNTON

RESIDENTIAL






DADDY






BRUNTON
RESIDENTIAL



Impressive and substantially extended three-bedroom semi-detached home on Woolerton Drive in South West Denton, offering significantly enhanced accommodation with a particularly spacious open-plan living area and generous off-street parking.

The property has been thoughtfully extended to both the ground and first floors, creating a superb open-plan kitchen, dining and family snug which forms the heart of the home. The converted garage provides a beautifully finished home office, study and storage area, while the master bedroom benefits from a unique and substantial dressing area, with extensive fitted wardrobes and a stylish en-suite shower room. The landscaped rear garden and driveway parking for approximately five vehicles further enhance the property's practicality.

South West Denton provides a convenient residential setting with local shops, good schools and everyday amenities within the surrounding area, while Denton Burn and West Denton offer further shopping and leisure facilities. The property is well placed for access to Newcastle city centre and the wider road network, including the A1 and A69, providing convenient connections across Newcastle and towards the wider North East. The surrounding green spaces and nearby countryside also provide opportunities for outdoor recreation.

BRUNTON

RESIDENTIAL









BRUNTON

RESIDENTIAL

The internal accommodation comprises: The property is entered via a front door leading into an entrance porch, with an internal door providing access into the main entrance hallway. The hallway is a good-sized space with doors leading to the principal accommodation and stairs rising to the first-floor landing.

To the left is a converted garage, now providing a beautifully finished home office, study and storage area. This is a particularly useful space, with attractive flooring and spotlights, offering excellent versatility for working from home or additional storage.

To the right is the front-facing lounge, a good-sized reception room with a large bay window providing plenty of natural light. The room is neutrally decorated and beautifully presented, offering a comfortable and welcoming space.

To the rear is the impressive extended open-plan kitchen, dining and family snug, forming a fantastic central hub to the home. The kitchen is fitted with a high-quality range of handleless wall and base units, with soft-close doors and drawers, integrated appliances including a dishwasher, waist-height oven and grill, together with an induction hob. The adjoining dining area provides space for a substantial table seating approximately six to ten people, while the family snug offers comfortable space for a large three-seat sofa.

Also accessed from this area is a useful utility room, providing plumbing and electricity for a washing machine and tumble dryer, together with substantial worktop space and storage cupboards. A door provides access to the rear garden. The ground-floor WC is also accessed from the utility area and is finished with half-tiled walls, WC, wash hand basin and heated towel rail. Useful under-stair storage is also provided, with a further storage cupboard accessed from within.

Stairs rise to the first-floor landing, providing access to all three bedrooms and the family bathroom. Bedroom three is a single bedroom currently utilised as a guest room, while bedroom two is a good-sized double currently arranged as a nursery.

The master bedroom is positioned to the front and benefits from a large bay window. The first-floor extension above the former garage has created an impressive dressing area, fitted with multiple wardrobes, additional cabinets and a dressing table, providing an excellent amount of storage. The dressing area leads into the en-suite shower room, which has been finished to a high standard with a walk-in shower, WC and wash hand basin. The room is fully tiled with large grey slate-effect tiles and features a contemporary finish.

The property is beautifully presented throughout, with the substantial extensions providing significantly enhanced living accommodation and the converted garage and dressing area creating particularly useful additional spaces.

Externally, the property benefits from a substantial front driveway providing comfortable parking for approximately five vehicles, a particularly valuable feature given the limited on-street parking within the surrounding residential streets. To the rear, the garden has been landscaped with a raised paved patio immediately outside the rear doors, with steps leading down to the predominantly lawned main garden. There is also a block-paved area to the side, providing access to the utility room.





BRUNTON

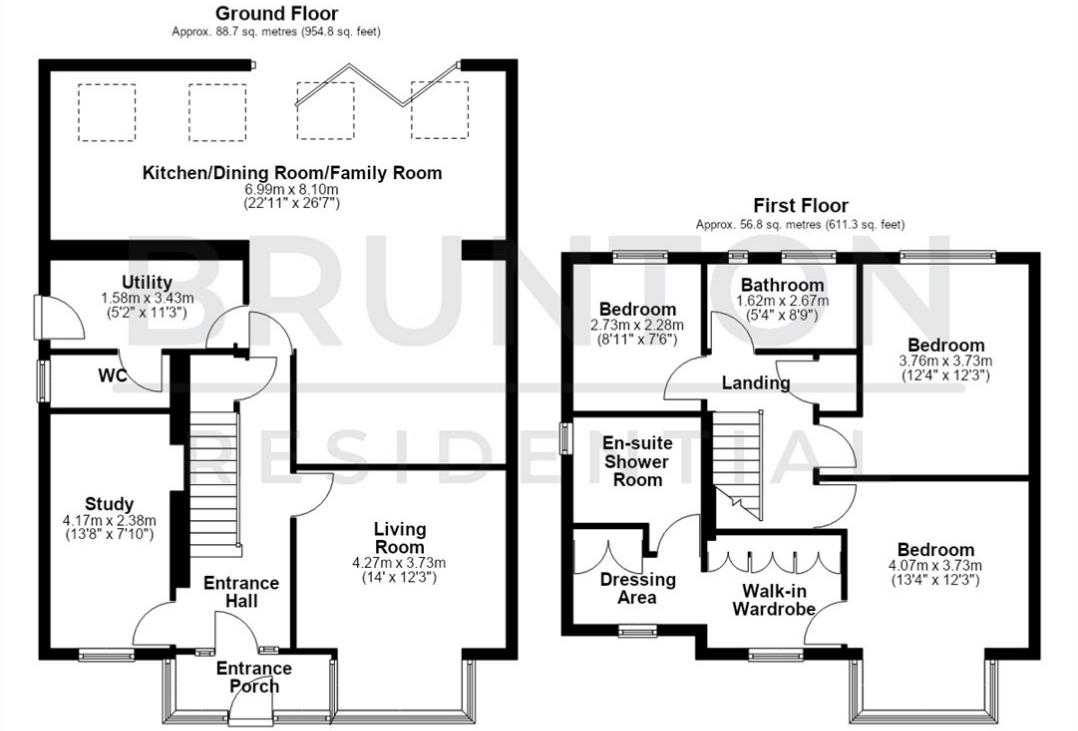
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 145.5 sq. metres (1566.1 sq. feet)

