



 **Jan Forster**

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Warkworth Drive | Wideopen | Newcastle Upon Tyne | NE13 6LX

Price £195,000



- Great Family Home
- Utility Room
- Popular Location
- Rear Garden
- Viewing Recommended
- Three Bedrooms
- Off Street Parking
- Close To Amenities
- Freehold
- Call For More Information





This spacious three-bedroom semi-detached home offers an ideal opportunity for a growing family, perfectly positioned on the highly sought-after Warkworth Drive in Wideopen.

Wideopen is a charming village located just north of Newcastle upon Tyne, offering a peaceful semi-rural lifestyle while remaining well connected to the vibrant city centre. Known for its strong sense of community, the area features a blend of modern developments, traditional homes and attractive green spaces. Residents benefit from convenient local amenities, as well as excellent road and public transport links. The property is also ideally situated close to Weetslade Country Park and Big Waters Nature Reserve, making it perfect for those who enjoy the outdoors.

Internally, the tastefully presented accommodation briefly comprises, to the ground floor, an inviting entrance hallway with a turning staircase and useful under-stair storage, a dining room, and a well-appointed kitchen fitted with a range of units and an integrated oven and hob. There is a bright and airy lounge with French doors opening onto the rear garden, along with a separate utility room providing additional storage and direct garden access.

To the first floor there are three well-proportioned bedrooms and a modern, fully tiled family bathroom featuring a vanity unit with storage and an overhead shower. The property further benefits from gas central heating along with double glazing throughout and the loft has been boarded for storage.

Externally, the home offers a paved driveway to the front providing off-street parking, while to the rear there is an enclosed garden with a patio area and lawn, ideal for relaxing or entertaining.

For more information and to book a viewing please call our Gosforth team on 0191 236 2070.

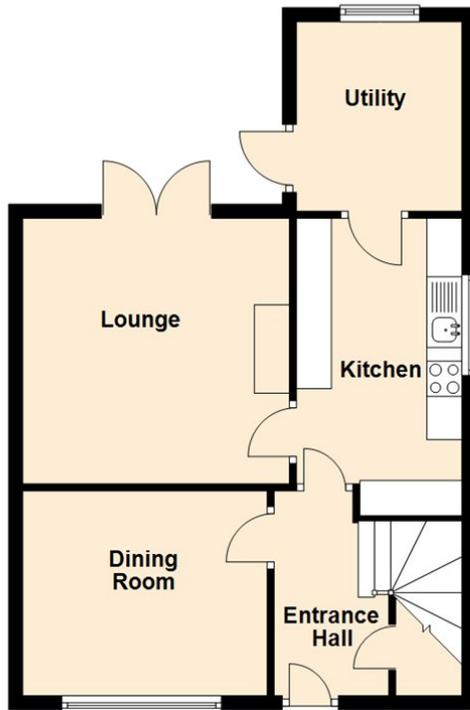
Tenure

The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

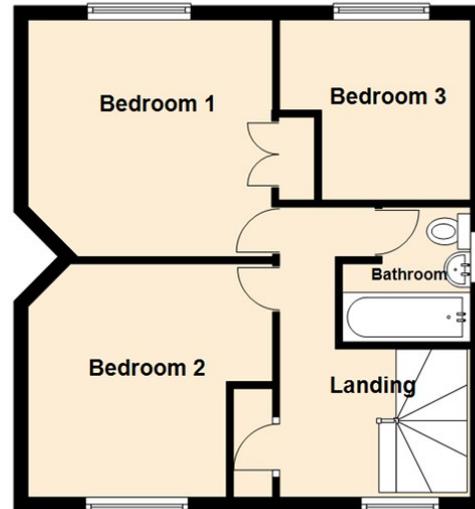
Council Tax band: A



Ground Floor



First Floor



Lounge 12'3" x 12'4" (3.75 x 3.78)

Kitchen 7'7" x 13'5" (2.33 x 4.09)

Utility Room 8'7" x 8'3" (2.62 x 2.53)

Dining Room 11'7" x 9'6" (3.55 x 2.91)

Bedroom One 10'3" x 12'2" (3.14 x 3.71)

Bedroom Two 9'11" x 10'11" (3.03 x 3.33)

Bedroom Three 8'1" x 8'5" (2.47 x 2.57)

The difference between house and home

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



www.janforsterestates.com

Contact Us: 0191 236 2070

