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WOOLSINGTON PARK SOUTH, WOOLSINGTON, NE13 8BJ

Offers Over £599,950

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Beautifully presented three-bedroom semi-detached home situated in the highly sought-after area of Woolsington Park South, within Woolsington, offering spacious and versatile accommodation ideal for modern family living.

The property offers multiple reception areas, including a bay-fronted lounge, a versatile snug/home office, and an open-plan kitchen/dining room leading into a standout garden room. To the first floor are three well-proportioned bedrooms, including a main bedroom with dressing room, alongside a stylish family bathroom, while a versatile loft space provides additional flexibility. Externally, the home benefits from a generous rear garden, a double-width driveway and an integral garage.

The property is located within a prestigious residential development, offering convenient access to Newcastle International Airport, well-regarded local schools and a range of amenities, along with excellent transport links to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a welcoming reception hall featuring a large front-aspect window, allowing for excellent natural light, along with stairs leading to the first-floor landing and access to all principal areas of the home. To the left is a spacious front-aspect lounge, enhanced by a walk-in bay window and offering a bright and comfortable living space. This leads through to a versatile snug/home office, which also benefits from a large front-facing bay window, creating a flexible additional reception area. Across the hallway is a superb open-plan kitchen/dining room, fitted with a range of modern wall and base units, integrated appliances including an oven, hob and extractor fan, and ample cabinetry providing excellent storage and work surface space. The dining area opens into a stunning garden room, a particularly impressive feature of the home, flooded with natural light and enjoying lovely views over the rear garden, with French doors providing direct access outside. Leading off the kitchen is a useful utility room, which offers additional storage and appliance space, and in turn provides access to a convenient ground-floor WC. From here, there is also a door leading through to a secondary hallway with external access and entry into the integral garage.

To the first floor, the landing provides access to three well-proportioned bedrooms, with the main bedroom benefiting from a private dressing room. The accommodation is served by a stylish and well-appointed family bathroom, featuring a freestanding bath, walk-in shower, WC and washbasin. The property further benefits from a loft space accessed via a drop-down ladder, which has been thoughtfully utilised as a versatile additional area, ideal as a playroom, snug or hobby space, while still offering useful storage.

Externally, to the front, there is a double-width driveway providing off-street parking for two vehicles, alongside a mature garden with established shrubs and trees. To the rear, there is a generous enclosed garden, predominantly laid to lawn and bordered by mature planting, along with a paved patio area, creating an ideal space for outdoor seating and entertaining.



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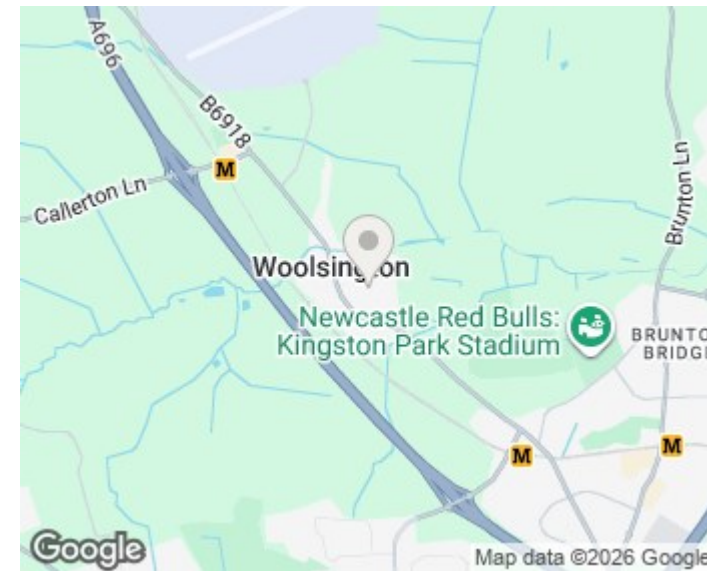
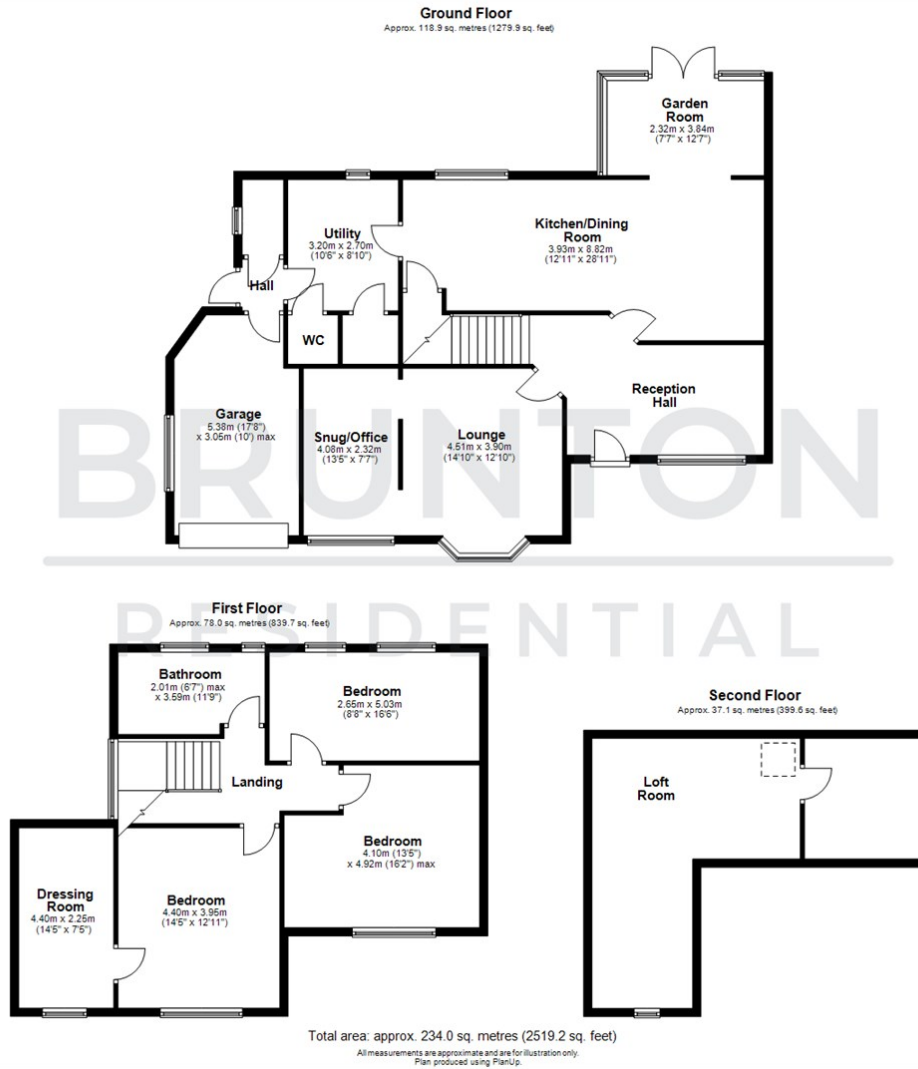
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

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