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WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £290,000

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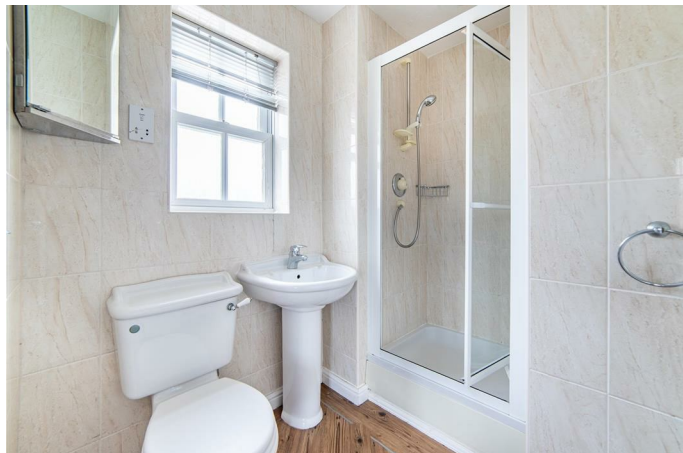
Attractive four-bedroom family home offering spacious and well-balanced accommodation arranged across three floors, making it an excellent choice for growing families and those seeking flexible modern living. Well presented throughout, the property combines generous room proportions with a practical layout designed to suit everyday life.

The accommodation flows effortlessly from the welcoming entrance hall into a bright dining room and a spacious kitchen area with French doors opening onto the rear patio, creating an excellent space for entertaining and family gatherings. Across the upper floors are four well-proportioned bedrooms, including an en-suite bedroom, together with a modern family bathroom and ample built-in storage throughout.

Situated within the popular Warkworth Woods development on the northern outskirts of Newcastle upon Tyne, the property enjoys convenient access to local amenities, well-regarded schools and excellent transport links, including the A1 and Newcastle city centre. Nearby parks and green spaces, together with a range of shopping and leisure facilities, make this a highly desirable location for families and professionals alike.

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The internal accommodation comprises: an entrance hall with two useful storage cupboards, and stairs leading to the first floor. To the left of the entrance hall is a welcoming dining room with a bay window overlooking the front of the property. Adjacent to this is a well-equipped breakfasting kitchen that is fitted with a range of wall and base units and integrated appliances. There is ample space for dining furniture, alongside a set of French doors to the rear patio. Off the kitchen is a useful utility with further plumbing for appliances and a convenient ground-floor WC.

The first-floor landing gives access to a good-sized double bedroom with built-in storage and a full width lounge that could be utilised as a four bedroom if needed with a bay window to the front. Also on this floor, and completing the first-floor accommodation is a well-appointed family bathroom.

Further stairs lead to the second floor, where there are two more bedrooms, both with built-in storage, while one enjoys a convenient en-suite shower room. The landing also has a useful storage cupboard.

Externally, the property benefits from a front lawn and a rear paved patio area that is enclosed with timber fencing, creating the ideal space for everyday family life and entertainment. There is also a garage to the rear of the property with a drive offering off street parking.



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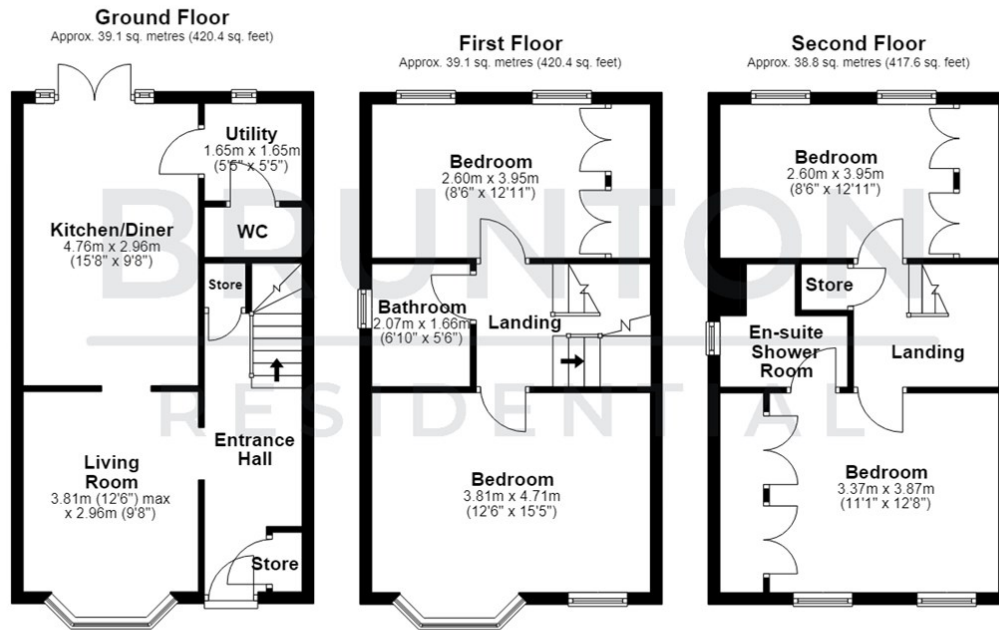
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TENURE : Freehold

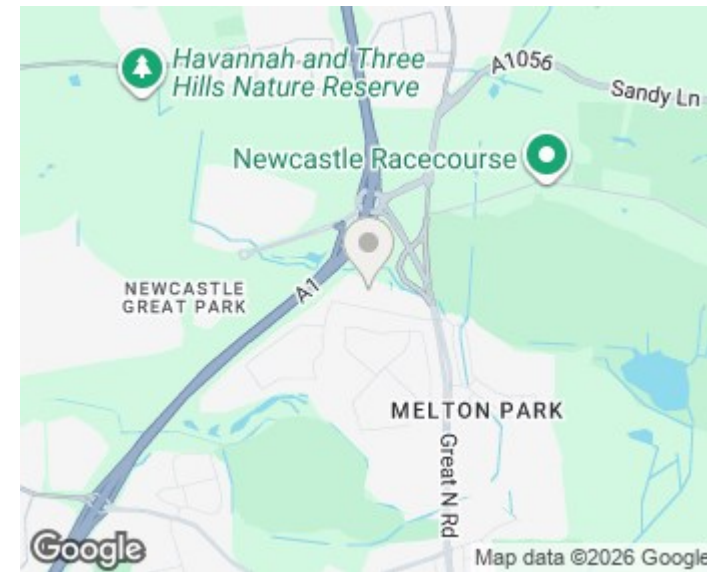
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 116.9 sq. metres (1258.5 sq. feet)



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			
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	