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WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £325,000

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Characterful and versatile three-bedroom townhouse situated within the highly desirable Warkworth Woods area of Great Park, Gosforth.

The property has been thoughtfully reconfigured and extended to create flexible accommodation across three floors, including multiple reception areas, a spacious full-width lounge, and a modern kitchen positioned on the ground floor with integrated utility space. The layout offers adaptability for a range of buyers, with the option to utilise additional reception space as a fourth bedroom if required, alongside well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a rear courtyard with allocated parking and a garage, providing both convenience and additional storage.

Warkworth Woods forms part of the original Great Park development and is well regarded for its attractive setting and community feel. The area offers excellent access to local amenities, well-regarded schools, and strong transport links, including convenient routes to Newcastle city centre, the A1 and Newcastle International Airport, making it an ideal location for modern living.

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The internal accommodation comprises: an entrance hallway into an inner hallway, featuring newly fitted floor tiling and useful built-in storage. From here, there is a ground-floor shower room fitted with a shower, WC and wash hand basin. Opposite, a versatile reception room (formerly bedroom four) offers flexible use as a snug, home office or additional bedroom if required, and benefits from double doors leading into the kitchen.

To the rear, the kitchen has been thoughtfully reconfigured and extended to create a spacious and practical area, fitted with a range of wall and base units and incorporating a utility space. This area also provides direct access out to the rear courtyard, creating a functional and well-connected ground floor layout.

To the first floor, the main lounge spans the full width of the property and benefits from multiple windows, allowing for excellent natural light. A further bedroom is also located on this level, having been converted from the original kitchen. The second floor provides two additional bedrooms along with a family bathroom fitted with a four-piece suite, including a separate shower. The property retains a number of attractive character features throughout, including sash windows, high ceilings and decorative cornicing.

Externally, to the rear, there is a courtyard area with a designated allocated parking space, along with access to a garage featuring a remote-controlled up-and-over door and a pitched roof providing additional storage.



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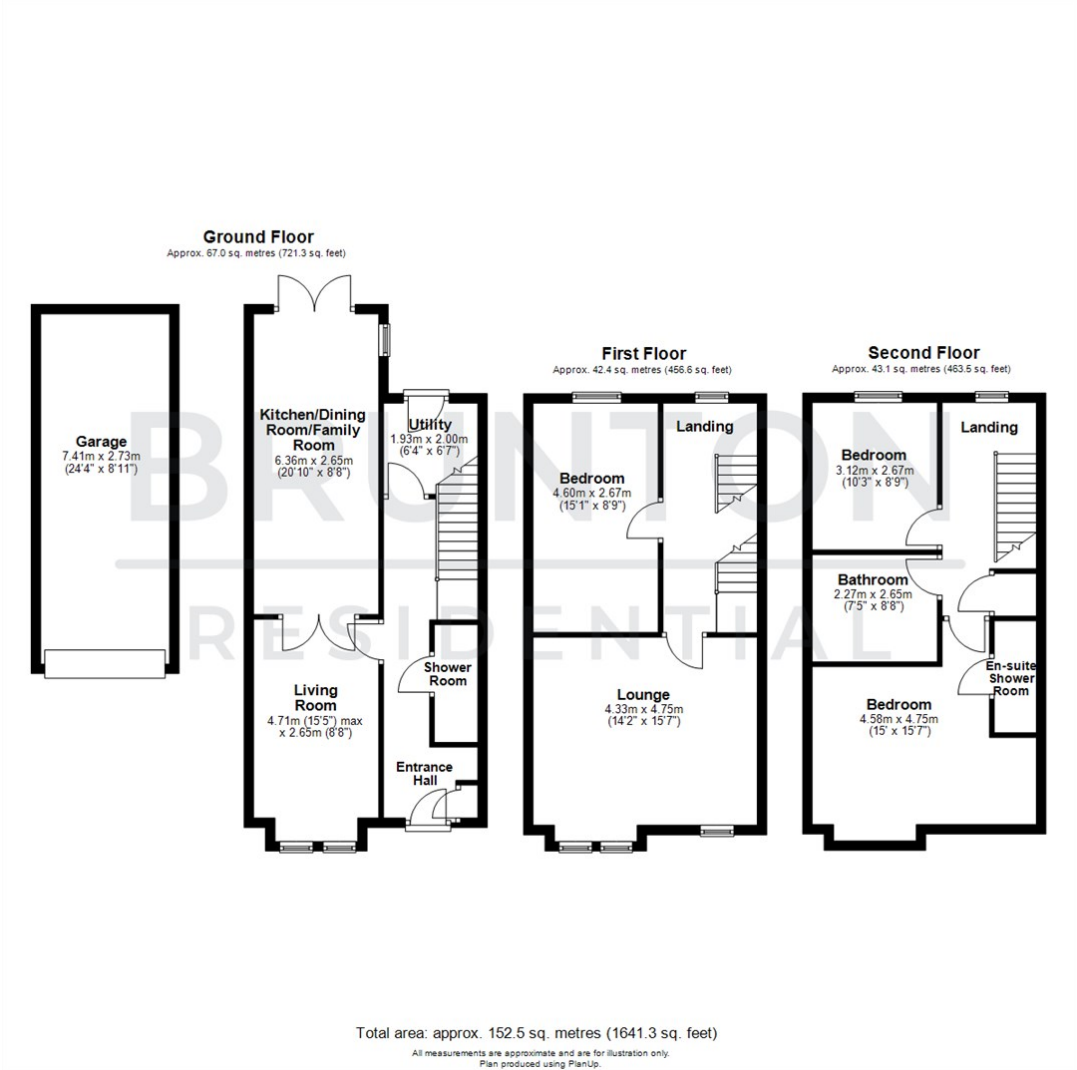
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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	