

# BRUNTON

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## RESIDENTIAL



**WARKWORTH WOODS, GOSFORTH, NE3**

Offers Over £400,000

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Modern, detached three-storey family home in Warkworth Woods offers a flexible layout with five bedrooms across the ground, first and second floors. The ground floor includes an entrance hall, WC, a dining room, a storage cupboard, a spacious living room with French doors to the garden, and a large breakfasting kitchen with a utility area and side access. The first floor provides three bedrooms, two with fitted wardrobes and en-suites, plus a smaller room ideal as a study. The top floor features a family bathroom and two further double bedrooms with built-in storage.

Externally, the property benefits from a garage, off-street parking and a generous rear garden.

Warkworth Woods enjoys a sought-after position in Gosforth, offering easy access to local amenities, schools, parks, and excellent transport links to Newcastle and surrounding areas.

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The internal accommodation comprises: an inviting entrance hall with a convenient ground-floor WC and a good-sized dining room on your left, and a useful storage cupboard on your right. The hallway then leads to a bright and spacious living room that enjoys a front-aspect window and French doors leading out to the rear garden, and opposite this is the large breakfasting kitchen. The breakfasting kitchen enjoys views over the rear garden and a range of fitted wall and base units, providing ample workspace and storage. Off this room, a useful utility area can be accessed, again with fitted wall and base units, and a door leading out to the side of the property. Back into the hallway, stairs with storage under lead to the first-floor landing that provides access to three bedrooms - two of which are generous in size and enjoy fitted wardrobes and en-suites. The smaller third bedroom, ideal as a study/office, completes the first-floor accommodation. Further stairs lead to the second floor, where the landing enjoys a Velux window and a storage cupboard, and provides access to a well-appointed family bathroom and two spacious bedrooms - both benefiting from front-aspect windows and built-in storage.

Externally, the property enjoys a garage and off-street parking, as well as a wonderful lawned garden to the rear - a perfect space for entertaining and family life.



# BRUNTON

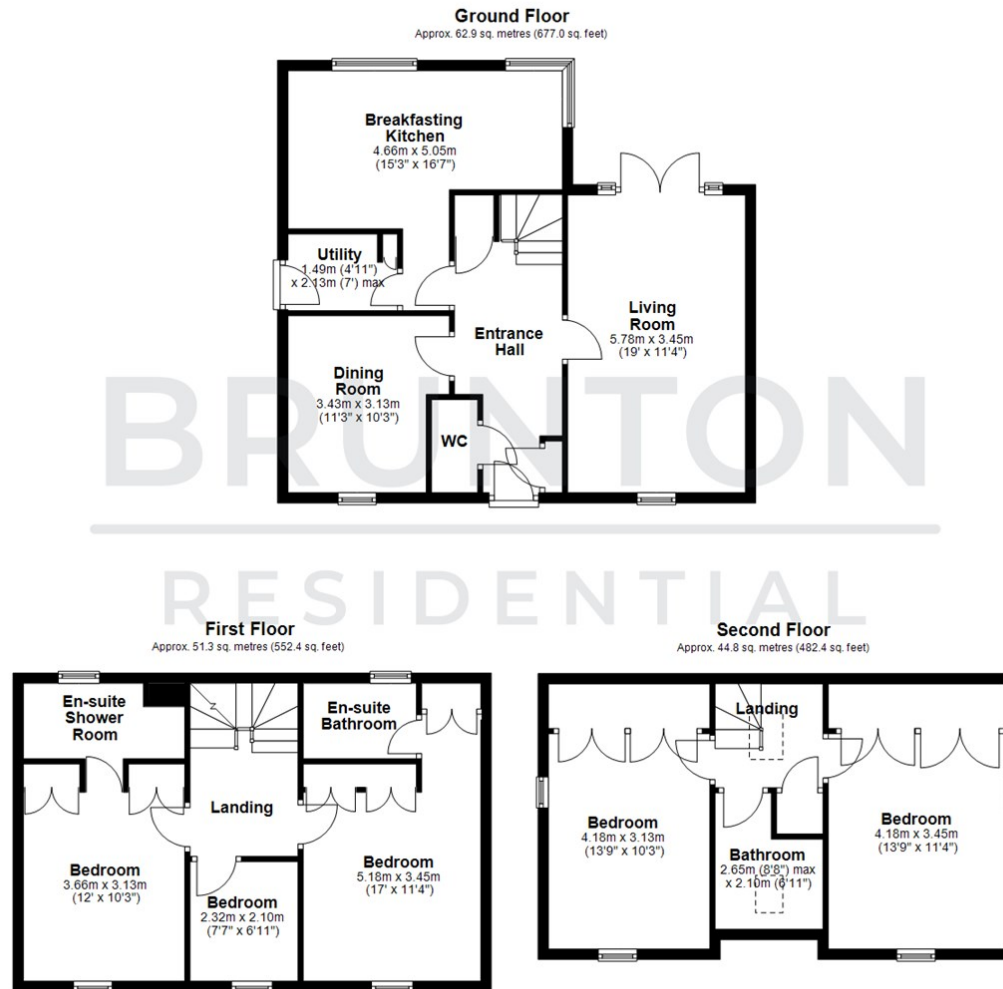
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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