

BRUNTON

RESIDENTIAL



WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £575,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



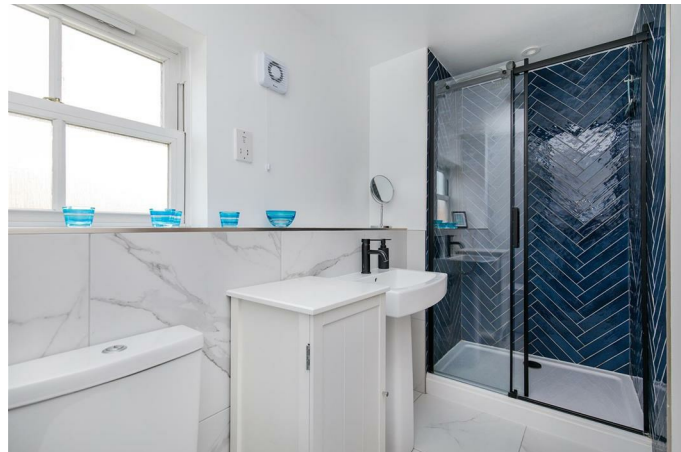
Substantial and beautifully presented four bedroom detached home, set over three floors and located within the highly sought after Warkworth Woods development, known for its cobbled streets and strong residential appeal.

The property offers spacious and highly versatile accommodation, including a full depth lounge with bespoke cabinetry, a unique additional reception room accessed via a concealed doorway, and a reconfigured open plan kitchen and dining space finished to a high specification. The layout is well suited to modern family living, with four double bedrooms, two en-suites, a dressing area to the principal bedroom, and a well appointed family bathroom. Externally, the property benefits from a well maintained rear garden with multiple seating areas, off street parking, and remaining garage space.

Warkworth Woods is a popular residential setting within Gosforth, offering access to local amenities, well regarded schools and strong transport links, including convenient routes into Newcastle city centre and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hallway accessed via a town garden, with a convenient ground floor WC and a versatile front room, currently utilised as a home office. To the right hand side is an elegant full depth lounge, featuring a front facing window, feature fireplace, and bespoke cabinetry, creating a stylish and well balanced living space. To the rear of the lounge, a particularly unique addition has been created, with part of the former double garage converted into an additional reception room, accessed via a concealed doorway within the cabinetry and offering direct access to the rear garden.

Returning to the hallway, the rear of the property has been thoughtfully reconfigured and extended to create a high specification kitchen and dining space. The original kitchen now forms a dining area, which flows seamlessly into the extended kitchen, finished with quality fittings and providing direct access to the garden. A separate utility room adds further practicality and includes external side access.

To the first floor, there are two generously proportioned double bedrooms, both spanning the full depth of the property and each benefiting from en-suite facilities, with the principal bedroom further enhanced by a dedicated dressing area. The second floor offers two further immaculately presented double bedrooms with fitted wardrobes, served by a well appointed family bathroom.

Externally, the property enjoys a well maintained rear garden designed for both relaxation and entertaining, with a lawned area and multiple patio seating areas positioned to capture the evening sun. The property also benefits from off street parking and access to the remaining garage space with the added benefit of EV charging point.



BRUNTON

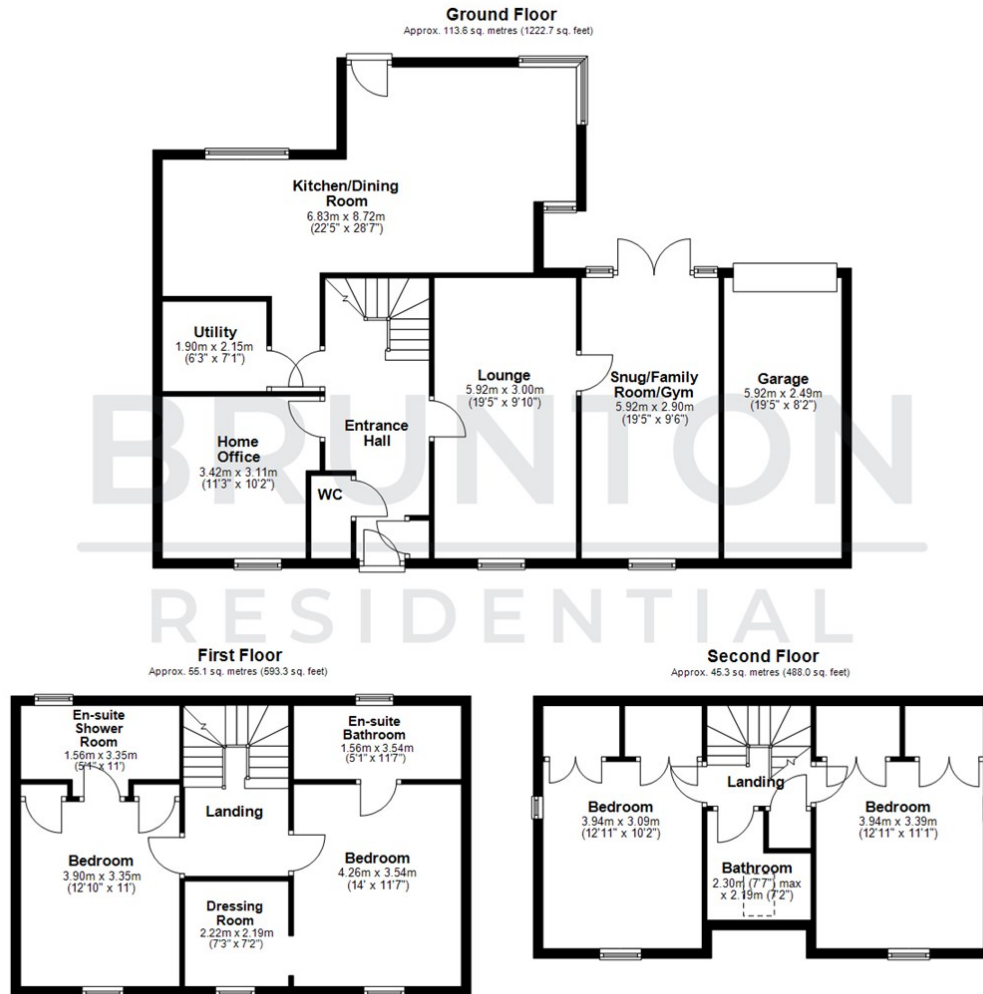
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 214.1 sq. metres (2304.0 sq. feet)

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) 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	77
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	