

# BRUNTON

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## RESIDENTIAL



**WARKWORTH WOODS, NEWCASTLE UPON TYNE**

**Offers Over £375,000**

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FOUR BEDROOMS | SEMI-DETACHED | EXCELLENT CONDITION | STUNNING GARDENS

Brunton Residential is proud to present this beautifully presented four-bedroom semi-detached home located in one of the most sought-after areas within the Great Park development.

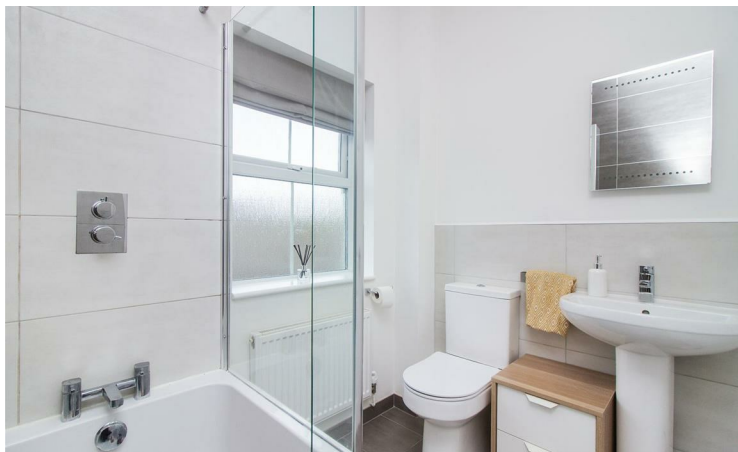
This property boasts a lovely full-depth lounge, open plan Kitchen/Dining area and WC on the ground floor. The property has four generous bedrooms, and en-suite shower room and family bathroom on the first floor. This home is in excellent condition throughout and enjoys a particularly pleasant outlook, as well as a stunning large garden.

A large double garage at the bottom of the garden provides plenty of storage and off street parking.

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Upon entry, you are welcomed into a hallway with stairs leading up to the first floor and an under-stairs storage cupboard. Immediately to your left is a WC, and straight ahead, through the door, you will find an open-plan kitchen and dining room area with a door leading out to the rear garden. Wooden flooring runs throughout these areas.

To the right of the hallway is a full-depth lounge with a large window overlooking the front of the property and doors leading out to the rear garden. This room also features a fireplace. The hallway also opens onto a generous office space with a window to the front.

Upstairs, the landing gives access to four well-proportioned bedrooms, one of which benefits from an en-suite shower room with tiled flooring. The family bathroom is partially tiled with an overhead shower in the bath. Carpet flooring runs throughout majority of the first floor.

Externally, the property benefits from a delightful, rear garden which is laid mainly with lawn. There is also a double garage situated at the bottom of the garden, offering additional storage and secure parking.

Situated in Warkworth Woods, the property offers excellent access into central Gosforth with its shops, cafes and amenities and is within close proximity to excellent local schooling



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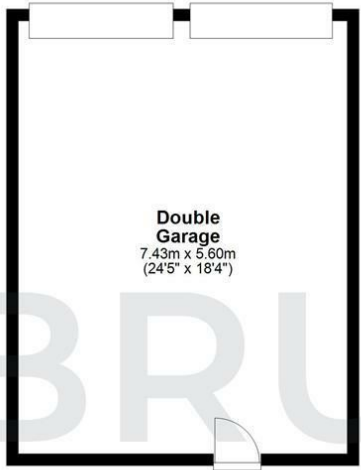
TENURE : Freehold

LOCAL AUTHORITY :

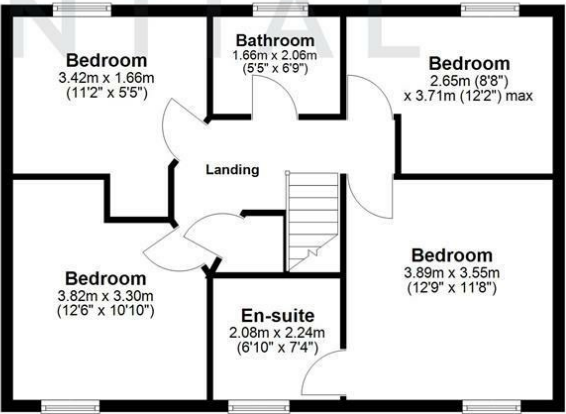
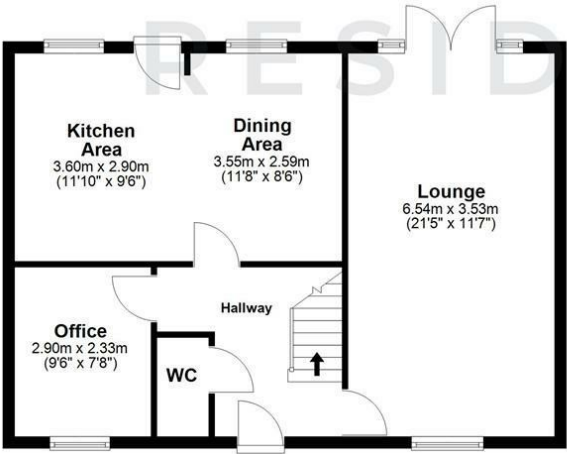
COUNCIL TAX BAND :

EPC RATING :

**Ground Floor**  
Approx. 101.2 sq. metres (1089.1 sq. feet)



**First Floor**  
Approx. 61.2 sq. metres (659.2 sq. feet)



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>		
(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		
EU Directive 2002/91/EC		
England & Wales		

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>		
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