



Warkworth Woods

Gosforth, NE3 5RD

DETACHED HOME - FOUR BEDROOMS - NO FORWARD CHAIN

Brunton Residential are delighted to offer this four bedroom home located within Warkworth Woods in Great Park. This four bedroom home is positioned on an excellent plot, it has a detached garage and further benefits from no forward chain.

£325,000

152 Warkworth Woods

Gosforth, NE3 5RD



Accommodation includes; an entrance hallway with a WC. Immediately after the front door, the hallway has doors to a large lounge area, the lounge runs the full depth of the property, it has windows to the front along with French doors over the rear gardens. To the other side of the hallway is a smaller sitting room or formal dining room with a window to the front while to the rear is the kitchen. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances. The kitchen leads through to a utility room with access to the rear gardens.

The first floor offers a master bedroom with en-suite shower room, three further bedrooms and a bathroom WC. Externally there is a small town garden to the front with pathway access to the property, the side of the property hosts a driveway with access to the detached garage while to the rear is a well sized garden area which is laid mainly to lawn with walled boundaries.

ON THE GROUND FLOOR

Hall

WC

5'8" x 3'1" (1.73m x 0.95m)

Lounge/Diner

21'7" x 11'3" (6.58m x 3.44m)

Living Room

10'3" x 10'11" (3.13m x 3.34m)

Kitchen

10'10" x 11'1" (3.29m x 3.37m)

Utility

6'0" x 6'11" (1.83m x 2.12m)

Garage

ON THE FIRST FLOOR

Landing

Bedroom

9'1" x 11'10" (2.78m x 3.60m)

Bedroom

12'2" x 11'10" (3.70m x 3.60m)

En-suite

6'9" x 5'0" (2.05m x 1.53m)

Bathroom

6'6" x 6'7" (1.99m x 2.00m)

Bedroom

9'7" x 8'6" (2.91m x 2.60m)

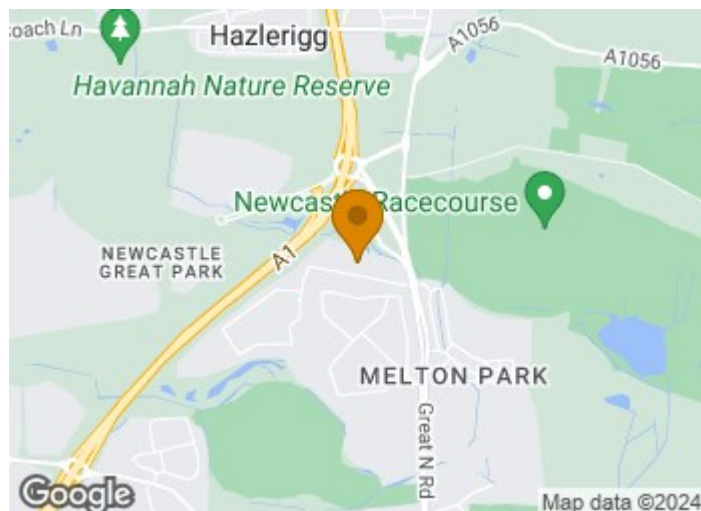
Store

Bedroom

11'11" x 11'10" (3.64m x 3.60m)

Store

Disclaimer

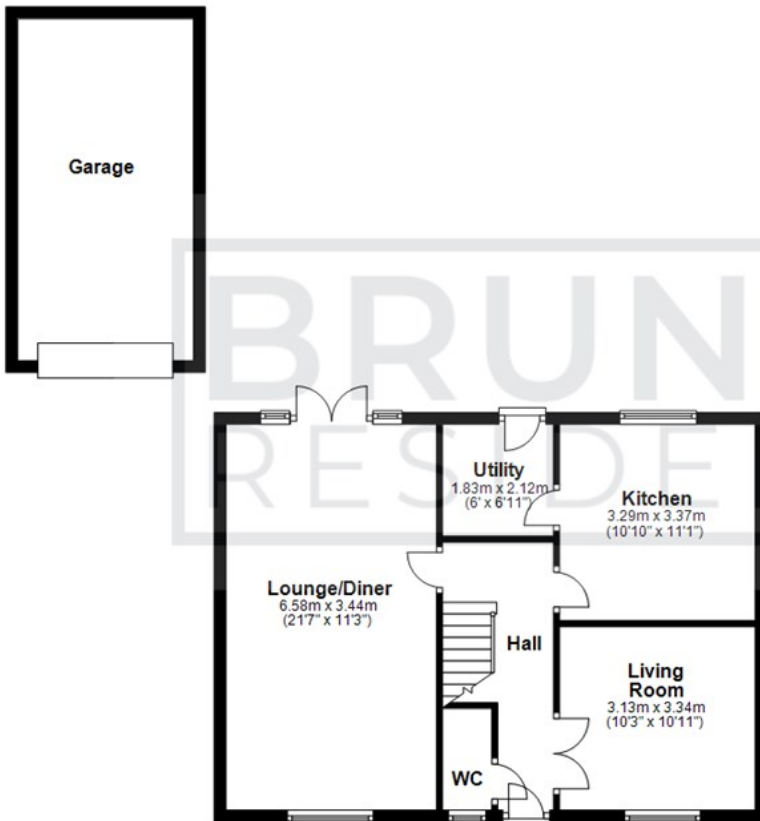


- DETACHED HOME
- FOUR BEDROOMS
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- GREAT LOCATION
- NO FORWARD CHAIN

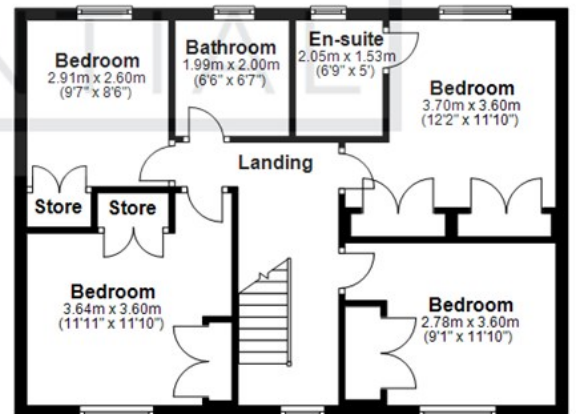


Floor Plan

Ground Floor
Approx. 76.7 sq. metres (826.1 sq. feet)



First Floor
Approx. 60.3 sq. metres (649.4 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	72	81	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		EU Directive 2002/91/EC		