



## Warkworth Woods

Great Park, NE3 5RD

DETACHED HOME - FANTASTIC CONDITION - EXTENDED

Brunton Residential are delighted to offer for sale this four bedroom detached home located with Warkworth Woods, part of the Great Park development. This home has been extended to the rear, it has a wonderful garden and has a larger than average garden space.

Offers Over £350,000

# 134 Warkworth Woods

Great Park, NE3 5RD



Accommodation includes; an entrance hallway with a WC. the lounge runs the full depth of the property, it has windows to the front along with French doors leading to Sunroom which overlooks the rear gardens. To the other side of the hallway is a fantastic kitchen area. it also runs the full length of the property and has a range of stylish wall and floor units with coordinated work surfaces and some fitted appliances including fridge/freezer, dishwasher double oven and gas hob. The kitchen leads through to a utility room with access to the rear gardens.

The first floor offers a master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms with built-in wardrobes and a bathroom WC. Both bathrooms have been renewed to a high standard. Externally there is a small town garden to the front with pathway access to the property, To the rear is a featureful garden which offer a mix of lawned, planted and paved areas with ornamental pond. A detached garage and driveway is positioned to the rear.

## ON THE GROUND FLOOR

### WC

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

### Hall

### Lounge/Diner

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

### Kitchen

21'7" x 11'0" (6.58m x 3.37m)

### Utility

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

## Sun Room

10'10" x 11'9" (3.30m x 3.58m)

## ON THE FIRST FLOOR

### Landing

### Bedroom

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

### En-suite

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

### Bedroom

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

## Bedroom

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

## Bedroom

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

## Bathroom

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

## Disclaimer



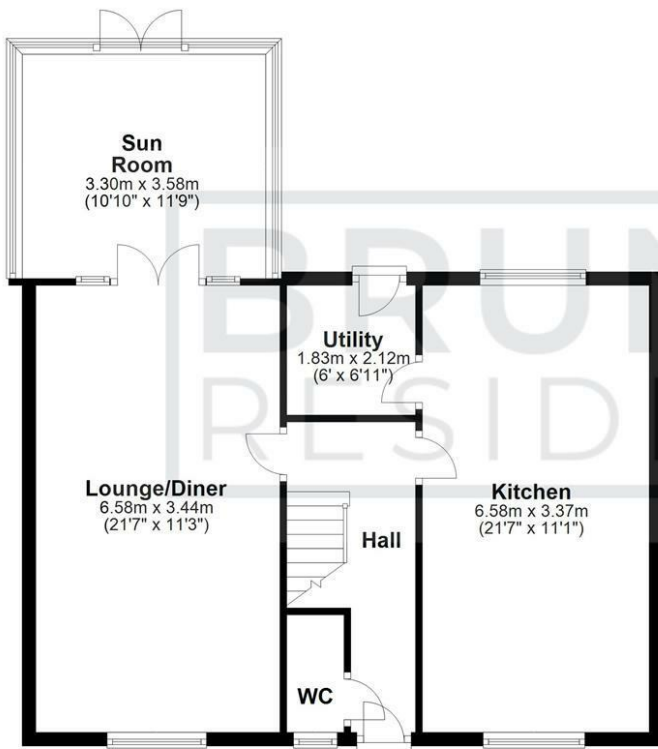
- DETACHED HOME
- SUN LOUNGE EXTENSION
- WIDE PLOT
- GARAGE & DRIVEWAY
- GREAT LOCATION
- FANTASTIC CONDITION



# Floor Plan

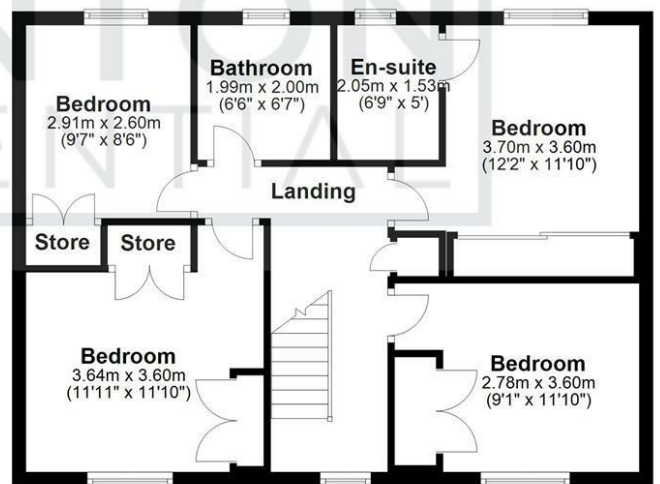
## Ground Floor

Approx. 71.0 sq. metres (764.5 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.

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