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Warkworth Woods

Gosforth, NE3 5RA

FANTASTIC FAMILY HOME - THREE DOUBLE BEDROOMS - DOUBLE GARAGE & DRIVEWAY
Brunton Residential are delighted to offer this terraced home located within Warkworth Woods in Great Park. This three bedroom home is positioned on an excellent plot, it has a detached double garage and has a fantastic kitchen.

Offers Over £280,000

11 Warkworth Woods

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Accommodation includes; an entrance hallway. 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 WC while also providing access to the rear gardens. The first floor offers a master bedroom with en-suite shower room, two further bedrooms and a bathroom WC. Externally there is a small town garden to the front with pathway access to the property, to the rear is a well sized garden area which is laid mainly to lawn with walled boundaries and provides gated access to the detached garage.

ON THE GROUND FLOOR

Hallway

Lounge

18'3" x 10'7" (5.55m x 3.22m)

Dining Room

8'6" x 11'9" (2.60m x 3.59m)

Kitchen

13'11" x 11'9" (4.24m x 3.59m)

WC

Garage

Landing

Bedroom

9'3" x 12'0" (2.83m x 3.66m)

En-suite

Bedroom

9'0" x 11'11" (2.75m x 3.64m)

Bedroom

8'10" x 11'11" (2.70m x 3.64m)

Bathroom

Disclaimer

ON THE FIRST FLOOR



- TERRACED PROPERTY
- FANTASTIC CONDITION
- THREE DOUBLE BEDROOMS
- GREAT LOCATION
- DOUBLE GARAGE
- FRONT & REAR GARDENS



Floor Plan



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