



**WARKWORTH WOODS, GREAT PARK, GOSFORTH, NE3**

Offers Over £280,000

**BRUNTON**  
RESIDENTIAL





# BRUNTON

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## RESIDENTIAL





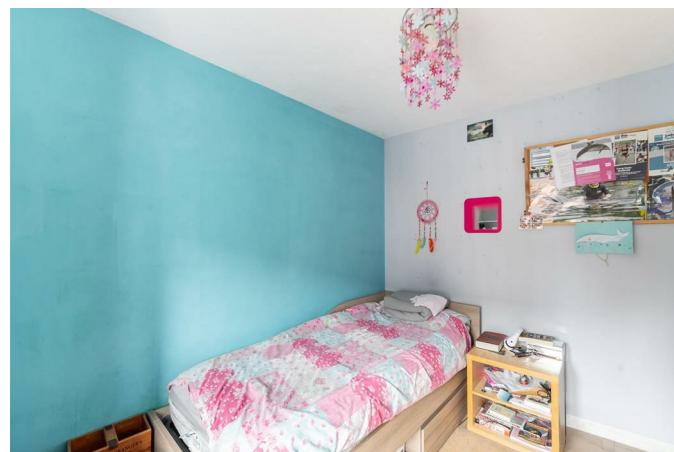
**THREE BEDROOM - SOUGHT AFTER LOCATION - SEMI-DETACHED**

Brunton Residential are delighted to present for sale this fantastic three-bedroom family home located on Warkworth Woods, within the ever-popular Great Park estate. This extended three bedroom home is perfect for families and is within easy reach of local schools and amenities.

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Upon entering this property, you're welcomed into a spacious hallway with a separate WC that leads to a cosy living room. The living area is bright, with ample space and a warm atmosphere, making it perfect for relaxation or entertaining guests. Connected to the living room is a conservatory with windows over the rear gardens. The kitchen is modern with fitted appliances, featuring plenty of counter space and storage. An extension to the rear provides a formal dining space. A study is positioned to the front of the property.

Heading upstairs, the second floor is centred around a hallway leading to three well-sized bedrooms. Each bedroom is designed to capture plenty of natural light, with one being the master, offering a peaceful retreat. There are two bathrooms, both modern and fully fitted, with one serving as an en-suite to the main bedroom.

Outside, the home has a well-kept lawned garden, offering space for outdoor activities. This property combines practical living with comfort, making it a versatile and welcoming family home. A garage is positioned to the rear with an access door from the garage.



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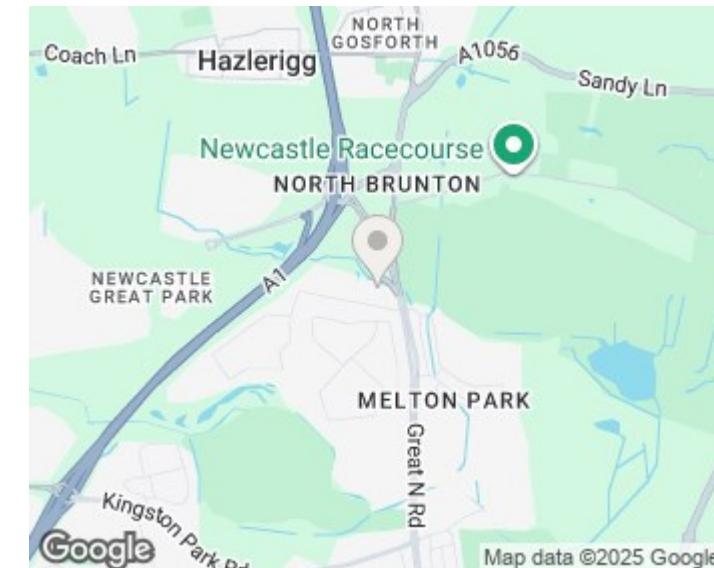
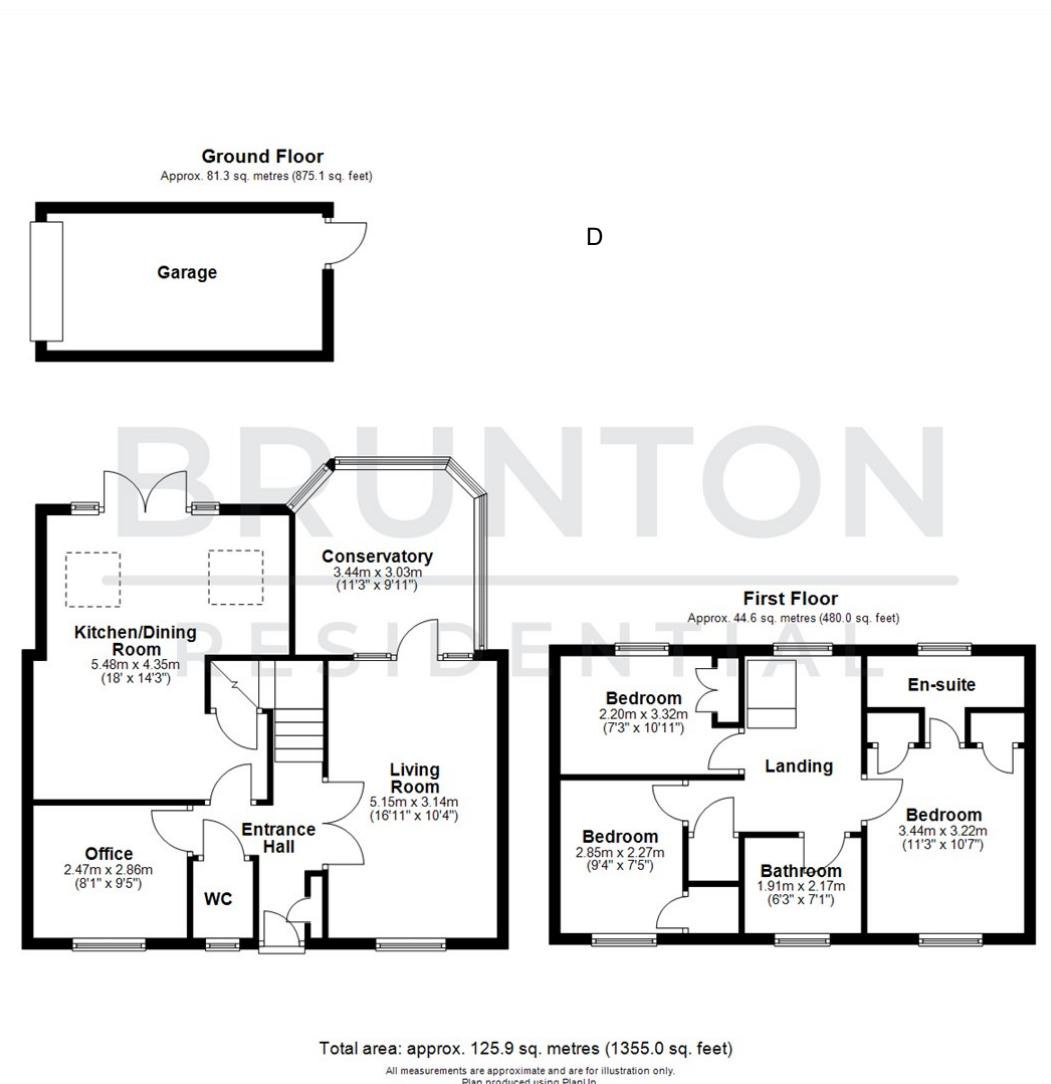
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		