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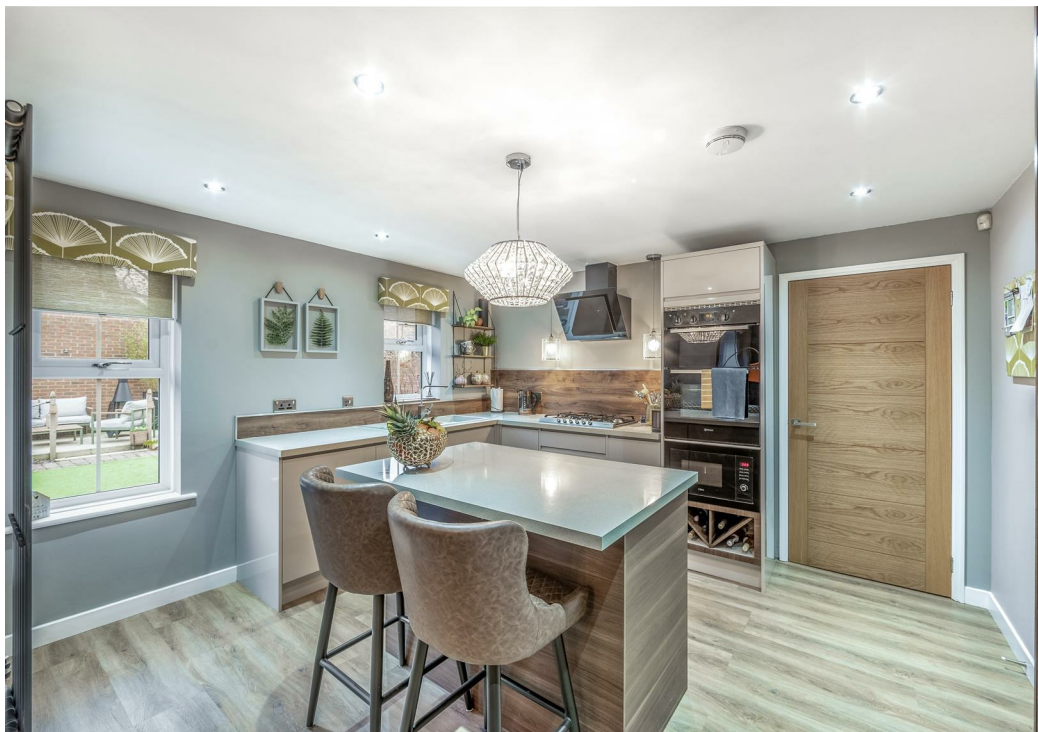
WARKWORTH WOODS, GREAT PARK, NE3

Offers Over £385,000

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Stylish & Well Presented Semi-Detached Modern Family Home Boasting an Open Plan Lounge, Kitchen & Diner plus Utility Room, Separate Dining Room, Four Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite, Delightful South Facing Rear Gardens, Off Street Parking & Double Garage!

This immaculately presented, semi-detached modern family home is ideally located on the desirable Warkworth Woods, Great Park.

Warkworth Woods, which is situated just off The Great North Road, provides excellent access into central Gosforth, with its excellent array of shops, cafes, restaurants, and amenities. The property itself is also ideally placed close to lovely surrounding greenery, excellent local schooling and the A1 providing great transport links throughout the region.

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The internal accommodation comprises: Central entrance hall with staircase leading to the first floor (with new glass balustrades), under-stairs store and ground floor guest WC (which has also been refurbished recently).

To the left-hand side of the hallway is a wonderful living room with dual-aspect windows, a new feature fireplace with electronic fire and French doors leading out onto the rear gardens.

The lounge is now open to the kitchen/breakfast room, which now provides a stylish fitted kitchen with a range of integrated appliances and a central island with breakfast bar. A door from the kitchen then leads into a useful utility/boot room with space for separate washer and dryer and door leading to the rear gardens.

To the right-hand side of the entrance hall is an excellent dining room/reception room two, with a window over-looking the front.

The stairs then lead up to the first-floor landing and give access to four well-presented bedrooms, most offering bespoke fitted storage. Bedroom one provides a re-fitted en-suite shower room with stone wash basin and WC. There is also a well-presented family bathroom, with three-piece suite and again with stone wash basin.

Externally, the property enjoys a small, town garden to the front and to the rear is a superb, south facing family garden that is laid to artificial lawn and has been designed for low maintenance in mind, with well stocked planters and a raised and decked seating area with bespoke feature lighting.

To the very rear of the garden is a good-sized double garage with electronic up and over roller doors, space for a workshop area and storage to the eaves. The garage provides off-street parking for two vehicles (and also provides the opportunity to create additional habitable space should it be required).

To the front of the garage are two further allocated off-street parking spaces with additional guest parking provided to the side of the property.

We recently fitted double glazed windows and gas 'Combi' boiler, this excellent home offers one of the finest semi-detached homes in the area and early viewings are strongly advised.



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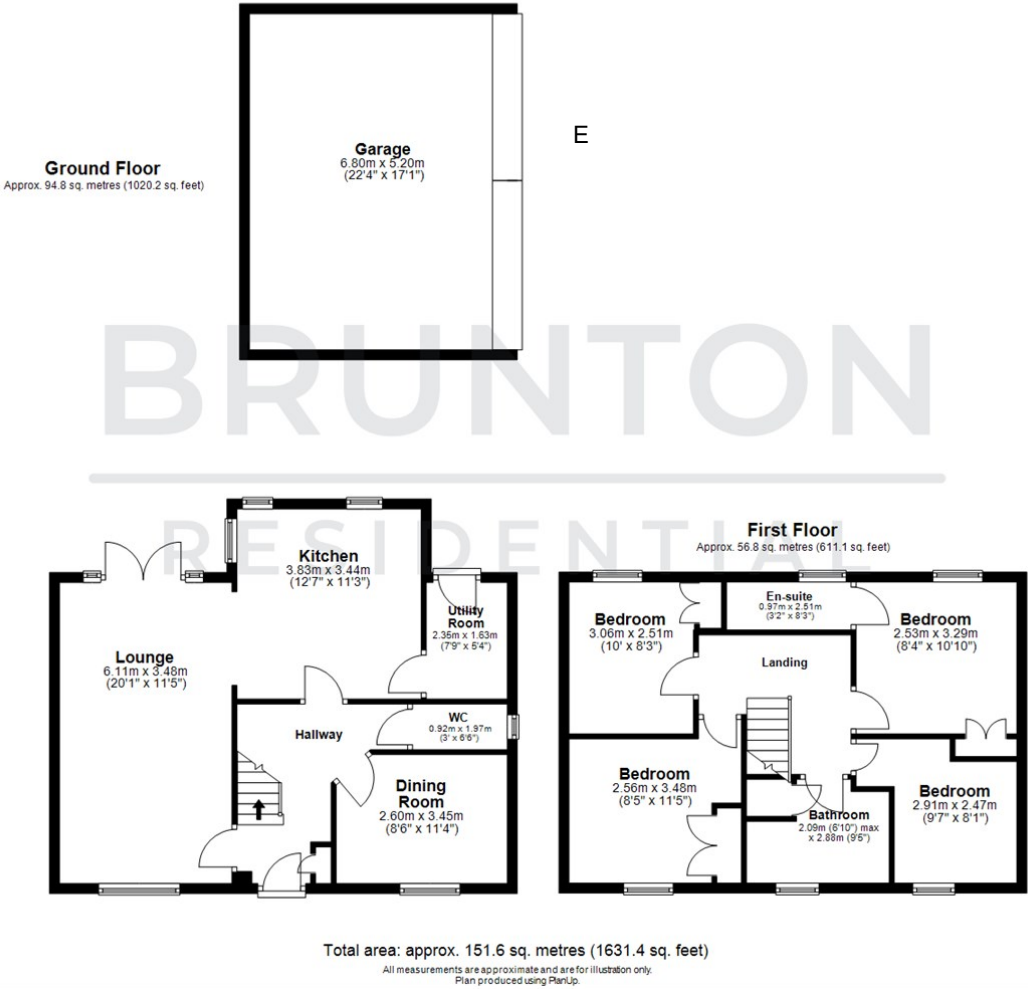
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	