

BRUNTON

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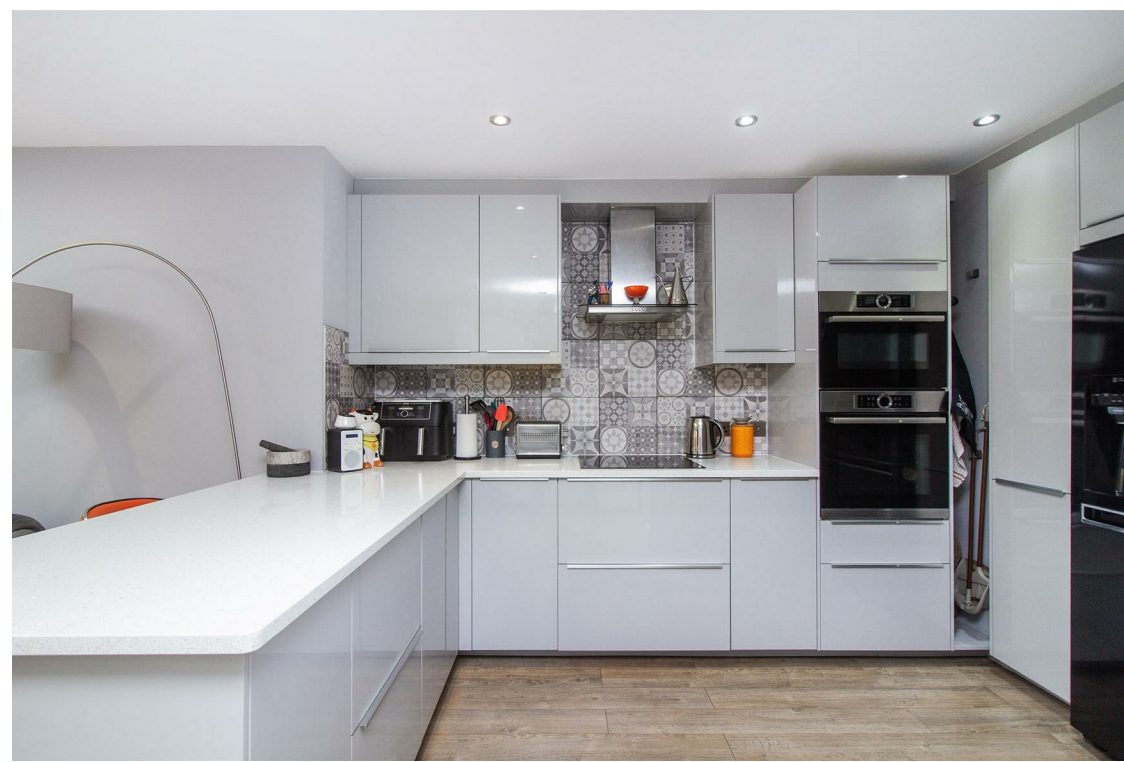
WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £360,000

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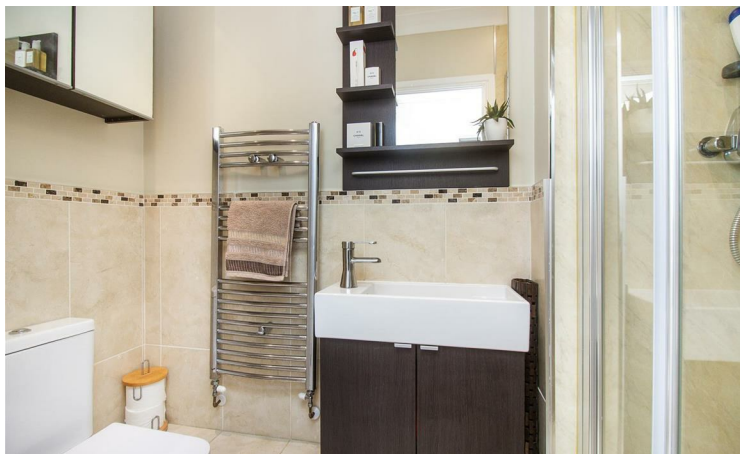
Delightfully extended four-bedroom end-terrace home perfectly located within the desirable area of Gosforth.

This home boasts an exceptional layout across three floors, featuring an open-plan kitchen/dining/family room with bifold doors to the rear garden, a spacious first-floor lounge with a cosy fireplace, a master bedroom with an en-suite, and a lovely enclosed rear garden.

Situated in the sought-after area of Gosforth, the property offers easy access to an array of local shops, restaurants, highly regarded schools, and excellent transport links, making it a perfect choice for families or professionals seeking a well-connected location.

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The internal accommodation comprises: An entrance hallway with a useful storage cupboard and a downstairs shower room immediately to the left. To the right is a ground-floor bedroom featuring front-aspect windows and built-in storage cupboards. At the rear of the ground floor, the extended open-plan kitchen/dining/family room provides a modern and functional living space. The kitchen is well-equipped with integral appliances, floor and wall units, and quartz work surfaces. This area benefits from dual-aspect windows, a skylight that allows natural light to flood the space, and bifold doors that open out to the rear garden.

The first-floor landing provides access to a well-proportioned bedroom and a full-span lounge with front-aspect windows. The lounge features a cosy fireplace on a stylish feature wall, adding warmth and character to the space.

The second-floor landing leads to two further well-proportioned bedrooms, including a master bedroom with an en-suite. A family bathroom services the remaining bedrooms, and there is an additional storage cupboard conveniently located off the landing.

Externally, the property is accessed via a pedestrian gate and is surrounded by lush greenery. The enclosed rear garden features beautifully planted areas, decking, and a patio seating area. The property further benefits from a detached garage offering off-street parking and EV charging point.



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TENURE : Freehold

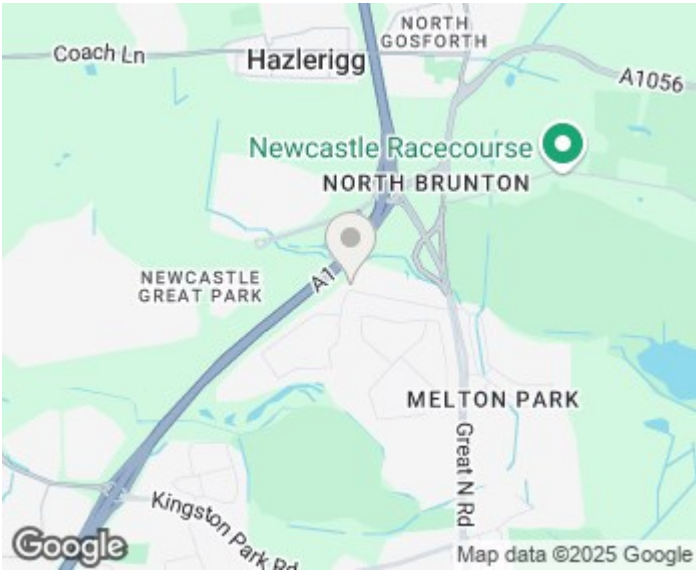
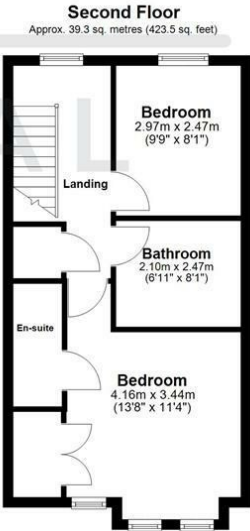
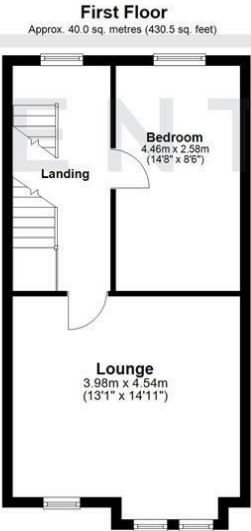
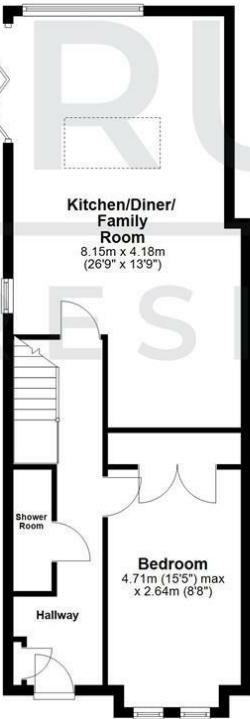
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C



E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	