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WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £275,000

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Modern four-bedroom townhouse situated in the sought-after Warkworth Woods development in Gosforth, Newcastle upon Tyne.

Arranged over three floors, this family home offers generous and versatile accommodation, making it ideal for modern family living. The ground floor features a good-sized bedroom and a convenient ground-floor WC, while the first floor is centered around a spacious lounge, a modern fitted kitchen, and a separate dining room. The upper floor hosts three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside a family bathroom serving the remaining rooms.

Externally, the property enjoys a front town garden, an enclosed rear garden, and an integral garage with off-street parking.

Situated in Warkworth Woods, the property enjoys a highly convenient location within easy reach of local shops, cafés, and amenities, as well as excellent transport links into Newcastle city centre. The area is also well served by reputable schooling and green spaces, making it a desirable residential setting for families and professionals alike.

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The internal accommodation comprises: An entrance vestibule leading into a welcoming entrance hall. Immediately to the left is a ground floor bedroom with a front aspect window. Further along the hallway there is a convenient ground-floor WC, an access door to the rear, and stairs rising to the first floor.

To the front of the first floor is a generous lounge with front aspect windows, including a walk-in bay window, and a feature fireplace. To the left-hand side is a modern fitted kitchen, well equipped with integral appliances, ample wall and base units, and excellent work surface and storage space. To the rear of the first floor is a separate dining room with a rear aspect window.

Stairs lead up to the second floor, which hosts three well-proportioned bedrooms. The principal bedroom benefits from built-in cupboards and an en suite shower room. The second bedroom also features built-in cupboards and a front aspect walk-in bay window, while bedroom three is positioned to the rear and enjoys a rear aspect window. A family bathroom with tiled walls and flooring, wash basin, WC, and bath with overhead shower completes the second-floor accommodation.

Externally, the property enjoys an enclosed town garden to the front and a further lawned rear garden. A gated driveway provides off-street parking and leads to an integral garage space.



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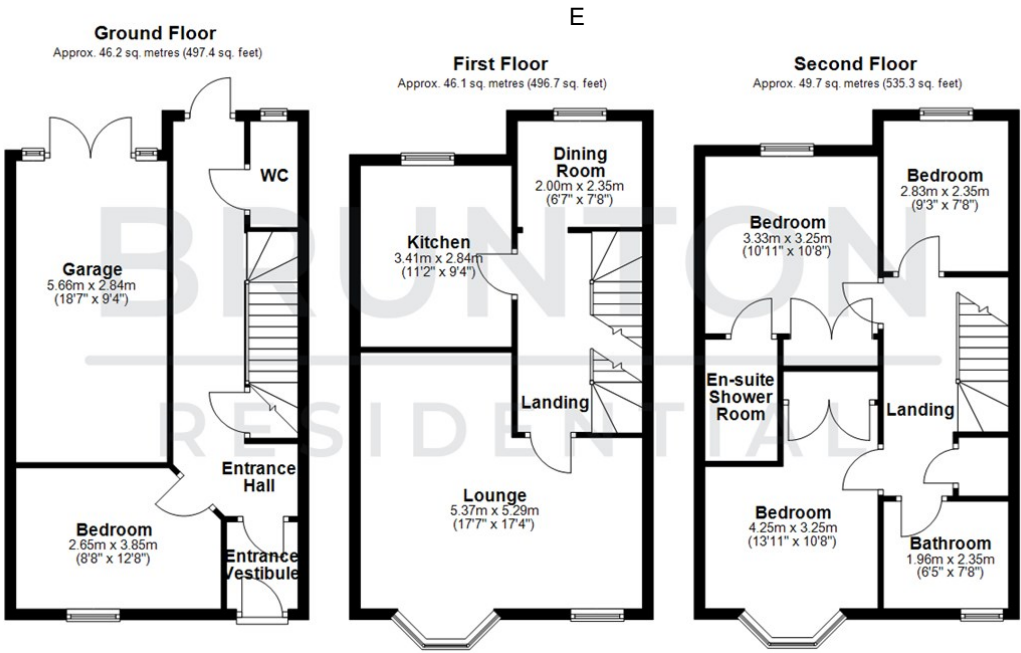
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 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	