

# BRUNTON

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RESIDENTIAL



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

Offers Over £270,000

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### 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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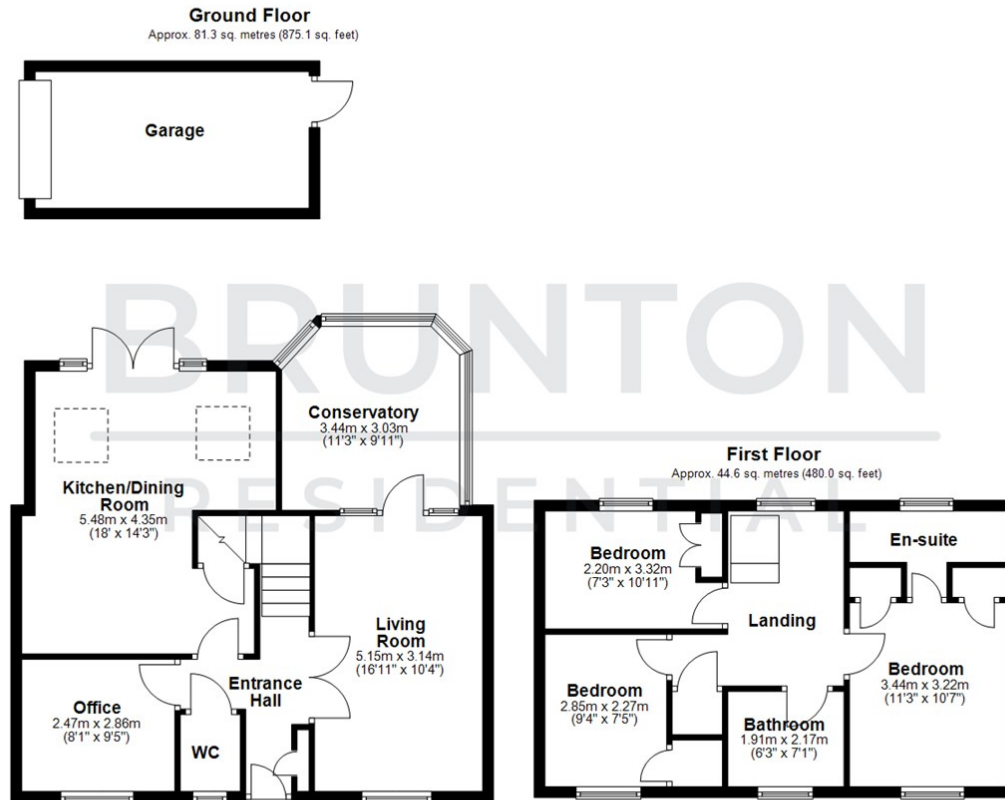
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

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) <b>A</b>			86
(81-91) <b>B</b>		75	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	