

# BRUNTON

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## RESIDENTIAL



**WOODLANDS PARK VILLAS, NORTH GOSFORTH, NE13**

Offers Over £225,000

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Delightful two-bedroom semi-detached bungalow on Woodlands Park Villas in North Gosforth, Newcastle Upon Tyne. This well-presented property offers spacious and versatile living, combining comfort with practicality in a sought-after residential location.

The property features a large dining room, a spacious lounge, a wonderful garden room, and a modern kitchen offering ample storage and work surface space. Both bedrooms are generously sized, and the home benefits from a modern family shower room. The property further includes off-street parking and well-maintained front and rear gardens, offering pleasant spaces for relaxation and outdoor entertaining.

Woodlands Park Villas enjoys an excellent position within North Gosforth, close to a range of local shops, schools, and amenities. The area benefits from convenient transport links, providing easy access to Gosforth High Street, Newcastle city centre, and surrounding areas, making this a superb location for families and professionals alike.

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The internal accommodation comprises: a welcoming entrance hall with the first of two bedrooms to the left. This bedroom benefits from a front-aspect walk-in bay window and built-in sliding door wardrobes with mirrored fronts. To the right of the hallway is a large dining room featuring a walk-in front-aspect bay window and a charming feature fireplace. The dining room leads seamlessly into a spacious lounge with a rear-aspect bay window and an additional fireplace, creating an inviting atmosphere.

An internal hallway to the left provides access to the second bedroom, which also benefits from built-in sliding door wardrobes, and to a well-appointed, fully tiled modern shower room fitted with a WC, washbasin, and walk-in shower. To the rear is a well-equipped, modern kitchen offering ample floor and wall units, providing excellent storage and work surface space. The kitchen opens into a delightful garden room that overlooks the rear garden and features French doors leading outside.

Externally, the property enjoys a driveway providing off-street parking for two cars and a well-maintained front garden with block-paved pathways, graveled areas, and potted plants. To the rear is a beautifully maintained, enclosed garden with a paved seating area and lawn bordered by shrubs and plants, offering an ideal space for relaxation and entertaining.



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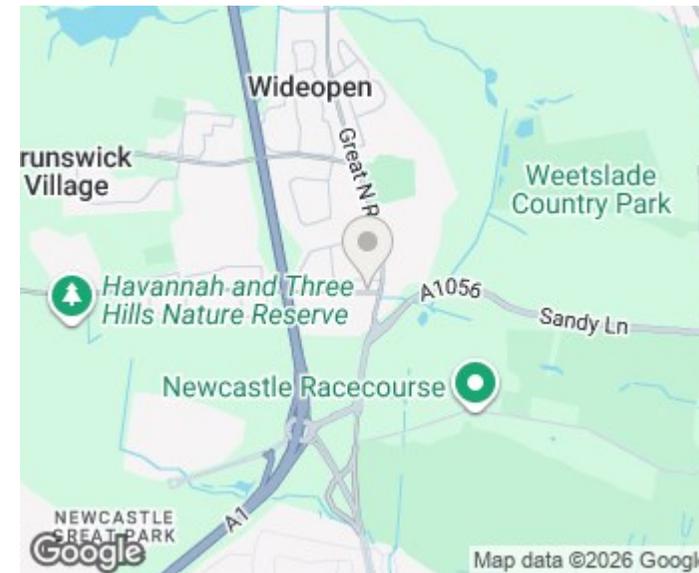
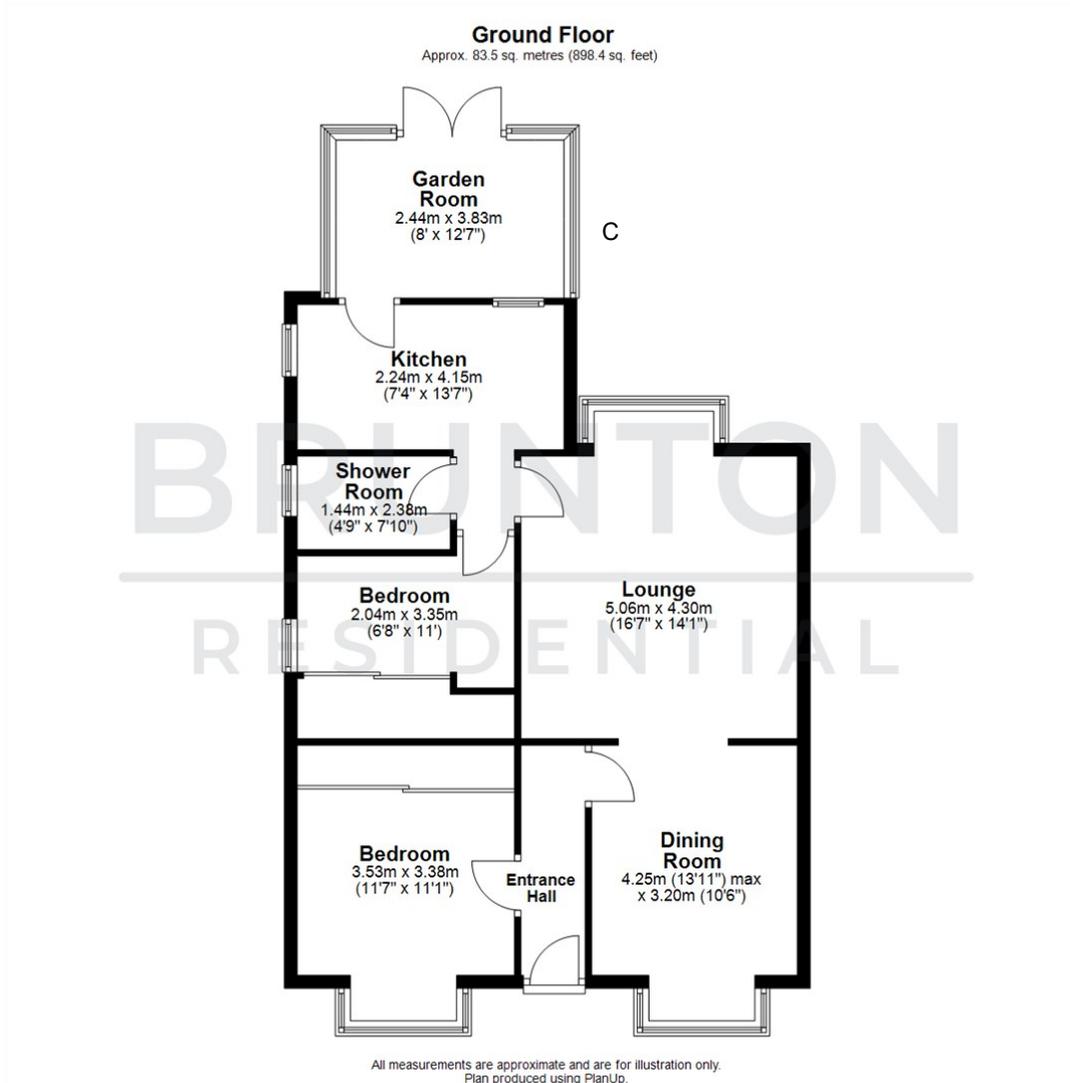
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(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 energy efficient - higher running costs	
Current: <b>62</b>	Potential: <b>82</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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