



## Warkworth Woods Gosforth

A super stylish three bedroom town house occupying a secluded position within the sought after Warkworth Woods development of the Newcastle Great Park. This superb property is presented to the highest of standards and has been remodelled by the current owners to create a fabulous ground floor dining kitchen/family room. It also benefits from a lovely garden to the rear, garage and allocated parking space. It is conveniently close to frequent transport links as well as being a short distance to the A1 motorway and central Gosforth.

The property comprises entrance hallway with shower room and staircase leading to the first floor. There is a 28 ft dual aspect open plan kitchen diner with family area fitted with a range of quality fitted wall and base units. To the first floor is a large sitting room with feature fireplace and bay window. There is also a double bedroom to this floor. To the second floor are a further two bedrooms with the master benefitting from an en suite shower. There is also a stylish four piece bathroom suite with roll top bath and separate shower. Externally to the rear is a well maintained private garden with decked patio area and gated access with leads to the garage and allocated parking space. There is a town garden to the front with wrought iron railings. Additional features include gas fired central heating and UPVC double glazing.

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## ENTRANCE DOOR LEADS TO:

### RECEPTION HALL

Staircase to first floor.

### SHOWER ROOM

Low level WC, step in shower cubicle, wash hand basin.

### DINING KITCHEN/FAMILY ROOM 28'1 x 15'2 (8.56 x 4.62m)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, gas cooker point, space for automatic washer, tiled splash back, laminate flooring, double glazed window to front and rear, double glazed door to rear.



### FIRST FLOOR LANDING

Double glazed window.

### SITTING ROOM 15'2 x 13'5 (4.62 x 4.09m)

Double glazed bay window, feature fireplace, radiator.



### BEDROOM ONE 14'3 x 8'8 (4.43 x 2.64m)

Double glazed window to rear, radiator.

### SECOND FLOOR LANDING

Double glazed window.

### MASTER BEDROOM 10'8 x 15'1 (3.25 x 4.60m)

Double glazed window to front, radiator.

### BEDROOM TWO 9'2 x 8'2 (2.79 x 2.49m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM

Freestanding roll top bath, pedestal wash hand basin, step in shower cubicle, low level WC, heated towel rail.

### TOWN GARDEN TO FRONT

Paved walkway, gravelled area, wrought iron railings.

### REAR GARDEN

Laid mainly to lawn, paved area, flower, tree and shrub borders, fenced boundaries, gated access.

### GARAGE

Separate block, allocated parking to rear of property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: C**

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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