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128 Warkworth Woods
Great Park



SANDERSON YOUNG
estate agents &
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Price Guide: £259,950



128 Warkworth Woods, Great Park, Newcastle upon Tyne NE3 5RD

SITUATION AND DESCRIPTION

A deceptively spacious, four bedroom, semi-detached property, which offers extremely versatile accommodation set over three floors. One of only four of this layout on the development, this unique property is an excellent home for young families, ideally placed for the excellent Brunton First School. Situated in this pleasant courtyard, the property boasts ample parking to the front and a private lawned garden with walled boundary.

The accommodation briefly comprises: entrance hallway, two ground floor double bedrooms, shower room/wc, utility room, first floor reception space with living room and breakfasting kitchen, master double bedroom with en-suite, second floor double bedroom, bathroom/wc, lawned rear garden, ample parking to front courtyard, garage in block

The property comprises:

ENTRANCE HALLWAY

With ceiling coving, laminate wood flooring with coir matting, radiator, security alarm panel and cloaks cupboard. There is a door leading to the shower room/wc.

SHOWER ROOM/WC

Fitted with shower cubicle, close coupled wc and wash hand pedestal basin. There is a radiator and spot lighting.

BEDROOM THREE

14'4 x 8'4 (4.37m x 2.54m)

A ground floor bedroom with two UPVC double glazed sash windows to the side elevation, radiator and TV point.

BEDROOM FOUR

13'7 x 9'11 (4.14m x 3.02m) maximum

A double bedroom with UPVC sash windows to the front and side elevations, ceiling coving, radiator, TV and telephone point.

UTILITY ROOM

Fitted with base units with roll top work surfaces incorporating a sink and drainer. There is space and plumbing for washing machine and tumble dryer, laminate wood flooring and door to the rear garden. There is a central heating boiler fitted to the wall and radiator.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With UPVC sash window to the rear elevation, radiator and ceiling coving.

KITCHEN/BREAKFAST ROOM

14'7 x 8'5 (4.44m x 2.57m)

Fitted with a contemporary range of wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is an integrated oven, hob and extractor hood, fridge freezer and space for dishwasher. The kitchen has two UPVC windows to the side elevation, spot lighting, tiled flooring, splash backs and radiator.

LIVING ROOM

16'11 x 13'1 (5.16m x 3.99m) maximum

With two UPVC sash windows to the front elevation and two to the side overlooking the communal courtyard. There is ceiling coving, two radiators, and gas fire with composite marble surround and hearth.



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Stairs lead to the second floor landing.

SECOND FLOOR LANDING

With UPVC window to the rear elevation, radiator, ceiling coving and loft access. There is a storage cupboard and door leading to the master bedroom.

MASTER BEDROOM

14'10 x 10'5 (4.52m x 3.18m) excluding wardrobes

The master double bedroom has two UPVC windows to the front elevation and two to the side elevation with radiator and space for wardrobes.



EN-SUITE SHOWER ROOM

Fitted with shower cubicle, close coupled wc and wash hand pedestal. With half tiling to the walls, ceiling spot lighting and radiator.

BEDROOM TWO

8'5 x 9'11 (2.57m x 3.02m)

A fourth double bedroom with UPVC sash window to the side elevation and radiator.

BATHROOM/WC

With suite comprising bath, shower, close coupled wc and wash hand pedestal basin. There is half tiling to the walls, laminate wood flooring, spot lighting and radiator, with a UPVC frosted window to the side elevation.

EXTERNALLY

One of only four properties of this style on the estate this deceptively spacious town house is accessed via a side pathway from the front residents courtyard parking area giving access to the front of the property.

To the rear is a fully enclosed lawned garden with walled boundary and gated access leading to the detached garage situated in a block.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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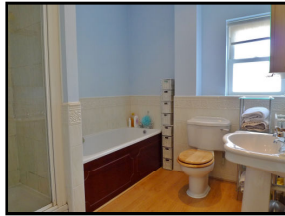
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