



 Jan Forster

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Woburn Way | Westerhope | Newcastle Upon Tyne | NE5 5JD

Offers Over £250,000



- Ideal Family Home
- Two Receptions
- Off Street Parking
- Ample Storage
- Close To Amenities
- Four Bedrooms
- Two Bathrooms
- Rear Garden
- Freehold
- Call For More Information





** 360° Tour | <https://www.madesnappy.co.uk/tour/1gfd7g23cfd> **

This stunning four-bedroom home on Woburn Way in Westerhope offers spacious and versatile living, making it an ideal choice for a growing family.

The area is well-served with local shops, schools, and facilities, while also providing excellent connections to major roads such as the A1 and A69, making commuting straightforward. Residents enjoy a mix of green spaces and open countryside on the outskirts of the suburb, ideal for outdoor activities and family life, yet Newcastle city centre is only a short drive away.

The property welcomes you with a porch and entrance hallway leading to a bright and inviting lounge. At the heart of the home is a beautifully fitted, high-spec breakfasting kitchen, with integrated appliances and seamlessly connecting to a full-length family room with French doors that open onto the rear garden, creating an ideal space for entertaining or relaxing in style. A practical utility room adds convenience for everyday living.



Upstairs, the impressive main bedroom features an en-suite shower room, and there are three further bedrooms complemented by a stylish family bathroom WC with shower over the L-shaped bath. Additional benefits include gas central heating and double glazing throughout.

Externally, the property features a paved garden to the front providing off-street parking, while the rear garden offers a patio, lawn, and outhouse for storage.

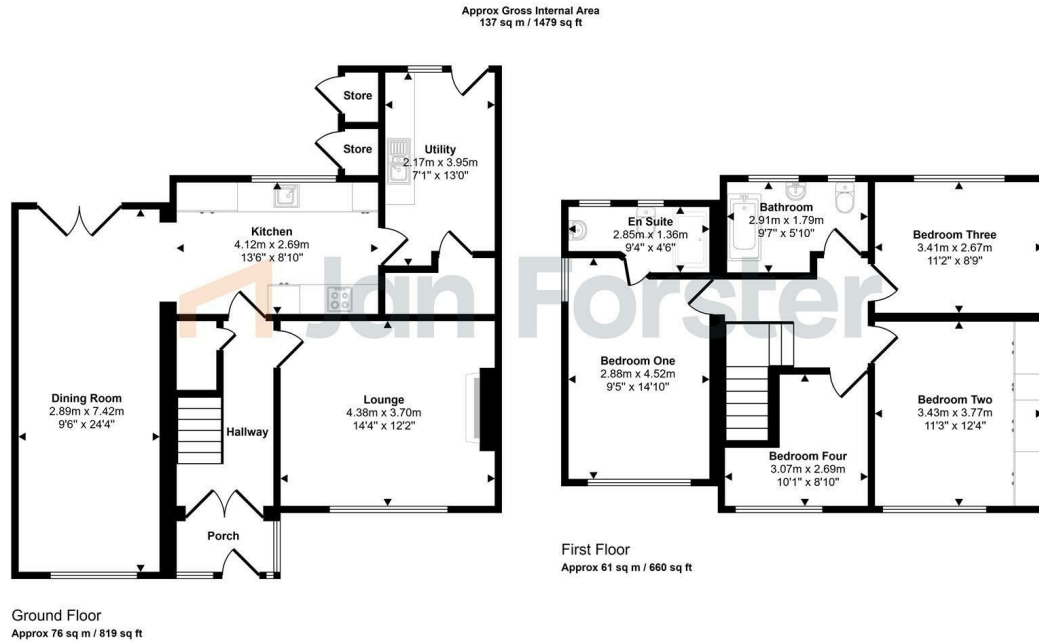
We anticipate a high level of interest in this delightful family home. For more information and to arrange a viewing, please call 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

- Lounge 14'4" x 12'1" (4.38 x 3.70)
- Dining Room 9'5" x 24'4" (2.89 x 7.42)
- Kitchen 13'6" x 8'9" (4.12 x 2.69)
- Utility Room 7'1" x 12'11" (2.17 x 3.95)
- Bedroom One 9'5" x 14'9" (2.88 x 4.52)
- Bedroom Two 11'3" x 12'1" (3.43m x 3.68m)
- Bedroom Three 11'2" x 8'9" (3.41 x 2.67)
- Bedroom Four 10'0" x 8'9" (3.07 x 2.69)



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(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	

The difference between house and home

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