



25 Woodland Avenue, Newcastle

£400,000 Freehold



Four-bedroom family home with timeless period charm and plenty of character, situated on a quiet street in the highly regarded Wolstanton area. • Versatile living, with two reception rooms, a large kitchen featuring an island, an adjoining dining area, and a separate utility room. • Upstairs, four bedrooms while the additional loft space on the second floor adds valuable flexibility and storage. • Having a generous rear garden surrounded by mature trees which provide a real sense of privacy. • With easy access to local shops, schools, and amenities. Plus, with excellent road links, it's conveniently positioned for commuting.



Step back in time with us and discover this enchanting four-bedroom semi-detached period home, tucked away on the highly sought-after Woodland Avenue in Newcastle's Wolstanton. Bursting with character and timeless charm, this home is a true treasure with a warm and inviting atmosphere. As you enter through the front door, you're greeted by a stunning entrance hall featuring high, lofted ceilings throughout that create a sense of space, enhancing the period details that make this property so unique and rich in character. To your right, you'll find two beautifully proportioned reception rooms, both currently serving as cosy living areas but offering the flexibility to adapt to your needs. Continue through to the heart of the home: the kitchen. This space boasts a large kitchen island that doubles as a breakfast bar, ideal for casual meals and morning coffee. With its expansive layout, integrated appliances, and ample storage, this bright and airy kitchen seamlessly leads to an adjoining open-plan dining area. With access to the delightful rear garden, a separate utility room, and a convenient toilet, add practicality to the downstairs layout. Venture upstairs to the first floor, where you'll find four bedrooms. Three of these are generous doubles, each filled with natural light and plenty of character, while the fourth offers a cosy space that could serve as a guest room or home office. The family bathroom is well-appointed with a shower over the bath, catering to all your needs. But wait, there's more! Ascend to the second floor to discover the surprising loft space, a versatile area currently used as a craft room with ample storage. This space is brimming with potential—whether you envision it as an additional bedroom suite, a private study, or a creative studio, the possibilities are endless. Outside, this property continues to impress. The front of the home is approached via iron gates leading to a generously sized driveway and a beautifully maintained front garden, offering ample parking and a real sense of privacy. The rear garden is equally enchanting, boasting a substantial size and thoughtfully designed, perfect for alfresco dining and summer gatherings. A lovely summer house adds an extra touch of character to this picturesque outdoor space, all set within a circular garden bordered by mature trees and shrubs. Situated on a quieter street, Woodland Avenue offers a prime location in Wolstanton, with easy access to local shops, reputable schools, and essential amenities. Excellent road links to the A34 and A500 make commutes straightforward, adding to the convenience of this desirable address. Don't miss your chance to own this stunning period home. Call James Du Pavey today to arrange your viewing and experience the magic of Woodland Avenue for yourself!

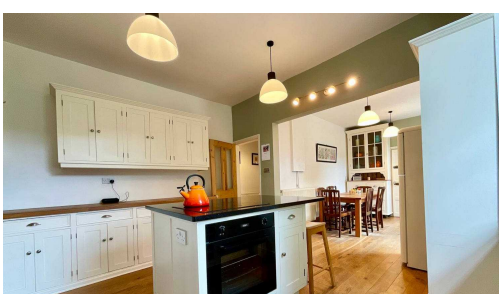
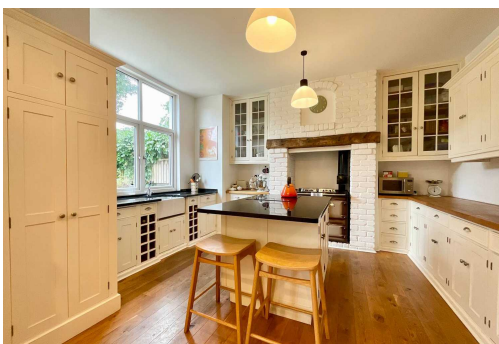


Enchanting 4-bed semi-detached period home on sought-after Woodland Avenue, Wolstanton. Bursting with character, high ceilings, spacious kitchen, versatile loft space, generous gardens, and convenient location. Call James Du Pavey to view. Council Tax band: D

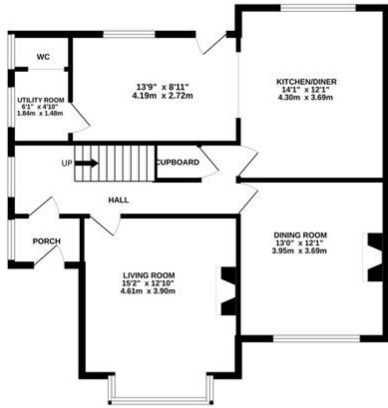
Tenure: Freehold

EPC Energy Efficiency Rating: E

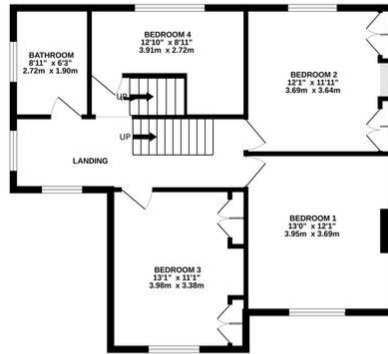
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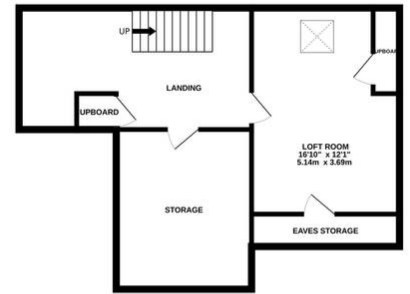
GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



2ND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 2096 sq.ft. (194.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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