

This delightful three storey semi-detached family home is ideally located at Elgy Road, Gosforth. Elgy Road, situated just off Elmfield Park is ideally placed within Gosforth Conservation Area, close to excellent local schooling and also only a short walk from Elgy Green and Gosforth High Street with its shops, cafes and restaurants.

Boasting over 2,400 Sq ft, the accommodation briefly comprises: entrance hall with two storage cupboards and stairs to first floor; sitting room with walk in bay and feature fireplace; dining room with walk in bay together with French door access out to the rear garden and double door access to the sitting room; 26ft open plan kitchen diner with exposed beams, dual aspect windows, two sky lights and French doors leading out to the rear gardens, kitchen area with a range of fitted units, work surfaces and some integrated appliances; study; ground floor WC; utility room with dual windows. The first floor landing gives access to three bedrooms, bedrooms one and two both with walk in bays, bedroom one with an en-suite shower room complete with three piece suite and spot lighting; family bathroom complete with three piece suite and spot lighting. The generous second floor landing with Eaves storage gives access to a further bedroom measuring almost 13ft with three sky lights and front and rear Eaves storage; second floor bathroom complete with three piece suite and Eaves storage. Externally, a south-east facing front garden laid mainly to lawn with a mixture of mature planting including flowers and shrubs, a paved driveway providing off-street parking, leading to the 20ft garage with dual aspect windows and roller shutter door access. To the rear, an enclosed garden, again laid mainly to lawn with a mixture of mature planting, a recently re-fitted raised decked seating area, enclosed with fenced boundaries. With gas 'combi' central heating and double glazing, this great family home demands an internal inspection!

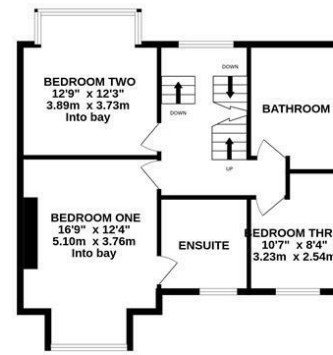
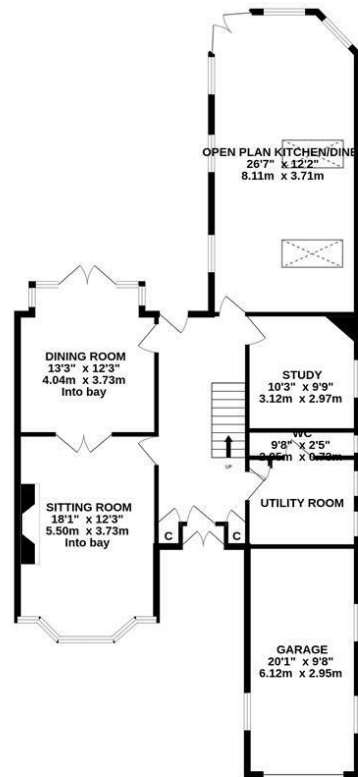
Delightful Three Storey Semi-Detached Family Home | 2,429 Sq ft (225.6m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | 26ft Open Plan Kitchen Diner | Study | Downstairs WC | Utility Room | 1st Floor Family Bathroom | En-Suite to Bedroom One | 2nd Floor Shower Room | Eaves Storage | South-East Facing Front Garden & Driveway | 20ft Garage | Enclosed Rear Garden | GCH & DG | Excellent Location | Conservation Area | Freehold | Council Tax Band F | EPC: D

**Offers Over £865,000**

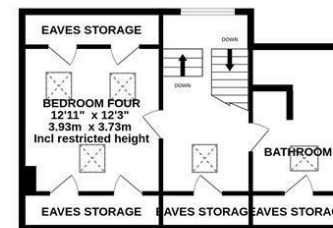


GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.

1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 2429 sq.ft. (225.6 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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