



Positioned on an enviable south facing plot, a delightful semi-detached family home ideally located on Oaklands, Gosforth. Located to the West of the High Street and within Gosforth's Conservation Area, Oaklands is ideally placed to give access to excellent local schools, the shops, cafés and restaurants of Gosforth High Street and indeed transport links into the city and beyond.

Boasting almost 2,200 Sq ft over two floors, the accommodation briefly comprises: entrance lobby through to entrance hall with storage cupboard, additional under-stairs storage and stairs to first floor; sitting room with feature fireplace dual windows and rear door access to the garden; dining room with walk in bay and feature fireplace; 24ft kitchen diner with a range of fitted units, work surfaces, storage cupboard and dual aspect windows; utility room with front, rear access and French door rear access to the garden; downstairs WC. The first floor landing with storage cupboard gives access to; bedroom one with feature fireplace and walk in bay; bedroom two with feature fireplace; bedroom three with storage cupboard; bedroom four; family bathroom with separate WC. Externally, a front driveway laid to paving with dwarf hedge boundary and to the rear, extensive and well manicured, south-facing gardens, mature and laid mainly to lawn with a mixture of planting including flowers, trees and shrubs, a raised patio seating area and to the rear of the garden a detached 20ft garage with rear access and double door front access providing off-street parking. With period features throughout, this great home demands an internal inspection!

Delightful Semi-Detached Family Home | 2,198 Sq ft (204.2m<sup>2</sup>) | Four Bedrooms | Sitting Room | Dining Room | 24ft Kitchen | Utility Room | Downstairs WC | Family Bathroom with Separate WC | Front Driveway | Extensive South-Facing Rear Gardens | Detached Garage | GCH | Period Features | Excellent Location | Conservation Area | Freehold | Council Tax Band G | EPC: D



TOTAL FLOOR AREA: 2198 sq.ft. (204.2 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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**Offers Over £795,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

