





# The Hollies, 99 Kenton Road, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 4NL

Double Fronted Semi Detached Family Home with Delightful South-West Facing Rear Gardens, 33ft Open Plan Living Space, 25ft Kitchen Diner, Off-Street Parking and No Onward Chain! Thought to have been originally constructed in the late 1920's and having undergone full refurbishment and transformation by the current owners, The Hollies, a fine semi-detached family home occupying an enviable plot on Kenton Road, Gosforth. Centrally located within Gosforth, The Hollies is ideally placed within walking distance to Gosforth High Street with its array of popular shops, restaurants and cafés as well as excellent transport links into the city and beyond.

Boasting almost 2,700 Sq ft over two floor, the accommodation briefly comprises: entrance hall with stairs to first floor, downstairs WC and under-stairs boot room; sitting room with dual aspect windows; family room with walk in bay, feature wood burning stove and spot lighting; an impressive 33ft open plan living space with four sky lights, spot lighting and bi-fold doors leading out to the rear gardens, open to a 25ft kitchen diner with a range of fitted units, work surfaces, integrated appliances, central island with breakfasting bar and hanging lighting, additional spot lighting, two sky lights and bi-fold doors leading out to the rear garden; utility room with storage cupboard. The first floor landing gives access to; bedroom one, a generous double boasting 22ft, with dual aspect windows and spot lighting, open to a dressing room, an en-suite bathroom

room complete with four piece suite and spot lighting; bedroom two, again with dual aspect windows, spot lighting and access to an en-suite shower room complete with three piece suite and spot lighting; bedroom three with walk in bay; bedroom four; family bathroom complete with three piece suite. Externally, a gravelled multi-vehicle driveway providing off street parking, leading to the garage measuring close to 19ft with electric roller shutter door access. To the rear, a delightful south-west facing garden laid mainly to lawn with a mixture of mature planting including trees and shrubs, a raised decked patio area, all enclosed with fenced boundaries. With no onward chain, a great purchase opportunity for a range of potential buyers, early viewings are essential to truly appreciate this super stylish and tastefully refurbished family home.

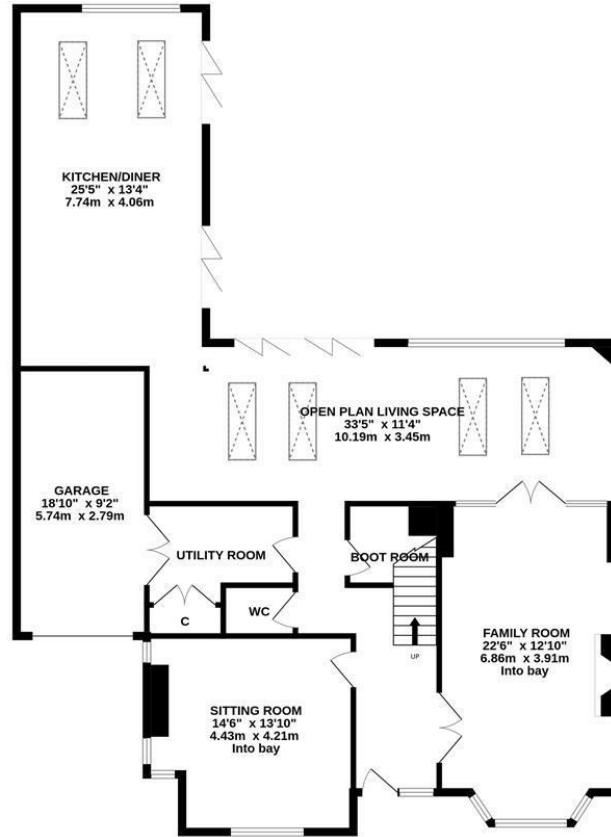
Extended Double Fronted Semi-Detached Family Home | Super Stylish & Fully Refurbished | 2,693 Sq ft (250.2m2) | Four Bedrooms | Sitting Room | Family Room | Impressive 33ft Open Plan Living Space | 25ft Kitchen Diner | Utility Room | Boot Room | Downstairs WC | Family Bathroom | Two En-Suite Bathrooms | Gravelled Multi-Vehicle Driveway | Garage | Delightful South-West Facing Rear Garden | No Onward Chain | Great Location | Freehold | Council Tax Band F | EPC: C

**Offers Over £895,000**

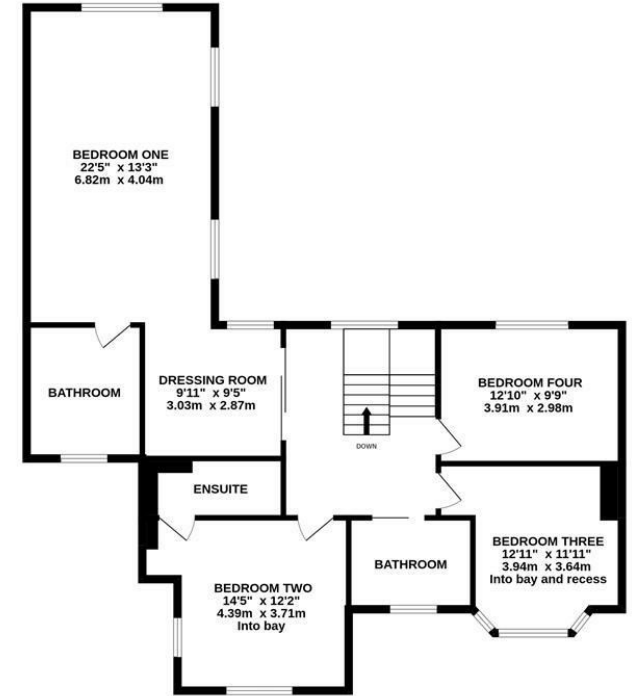




GROUND FLOOR  
1581 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 2693 sq.ft. (250.2 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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