



2 Westfield, Gosforth, Newcastle upon Tyne, NE3 4YE

A rare opportunity to purchase this remarkable family home, located in the heart of Gosforth. Occupying an enviable plot on the corner of Westfield and Westfield Avenue, this four bedroom detached residence is perfectly placed within Gosforth's Conservation Area, Westfield, is ideally situated close to excellent local schooling and is within walking distance to The Town Moor and the shops, restaurants and cafés of Gosforth.

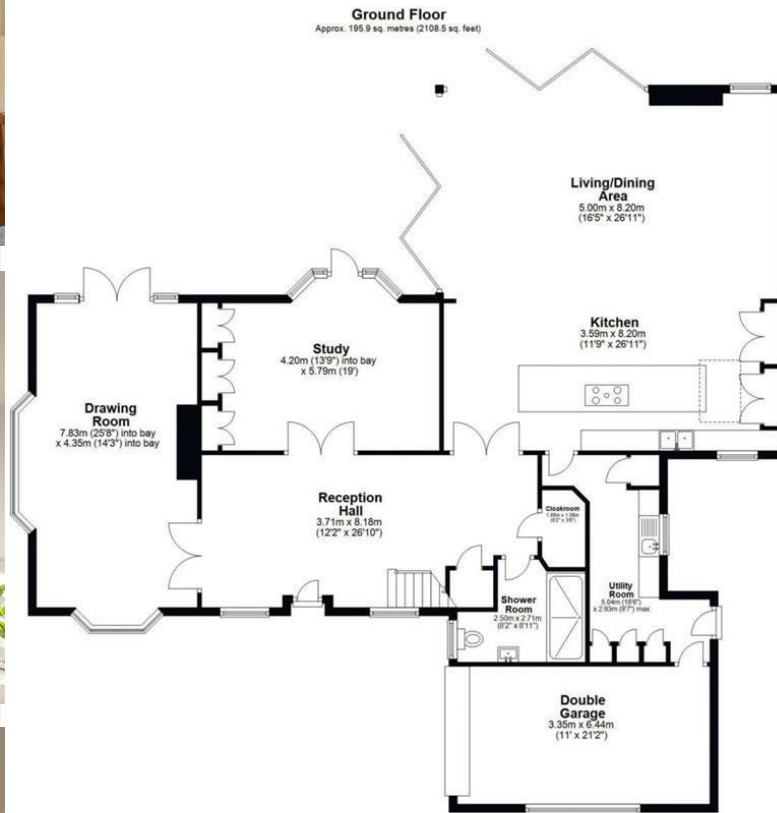
Set over two floors, the well proportioned accommodation briefly comprises: generous entrance hall with feature stained glass picture window, solid wood Herringbone flooring, stairs to first floor, under-stairs storage cupboard, separate cloaks cupboard and downstairs shower room complete with Villeroy & Boch suite; drawing room with feature fireplace, Herrington Gate joinery, dual aspect windows and further French door access out to the rear gardens; study with bespoke fitted cabinetry, herringbone flooring and walk in bay with rear door access to the gardens; an impressive open plan living dining and kitchen area spanning almost 27ft, with tiled flooring and sliding door access out to the rear gardens, kitchen area with a range of bespoke units and Silestone worktops together with integrated appliances; utility room with fitted storage cupboards, external side door access and internal access to the double garage. The first floor landing gives access to four bedrooms, all fitted with bespoke wardrobe storage and en-suite facilities;

bedroom one, the principle bedroom measuring 23ft with triple aspect windows, bedroom two with dual aspect windows and bedroom three with walk in bay. Externally, accessed via a secure electronic sliding entry gates, a block paved driveway offering multi-vehicle off street parking and giving access integral double garage with electric door, light and power. The delightful south-west facing rear gardens, fully mature and laid mainly to lawn with well stocked borders, fenced boundaries, a block paved patio seating/entertaining area with feature lighting and a recently built Garden Room/Gym room with spot lighting and dual aspect. Immaculately presented throughout, this delightful, detached family home mixes period charm and modern detail with excellence and early viewings are deemed absolutely essential to truly appreciate the accommodation on offer.

Four Bedroom Detached Family Home |
Rare Purchase Opportunity | 3,471 Sq ft
(322.5m²) / Garden Room Sq ft (24.0m²)
| Four Double Bedrooms with En-Suite
Facilities | Drawing Room | Study |
Impressive Open Plan Kitchen Diner &
Living Area | Utility Room | Downstairs
WC | Downstairs Shower Room |
Driveway & Double Garage | Mature
Rear Gardens with Garden Room/Gym
| Period Features & Modern Detail |
Conservation Area | Freehold | Council
Tax Band G | EPC: D

Offers Over £1,500,000





Total area: approx. 322.5 sq. metres (3471.3 sq. feet)

Plus garden room 24 sq. metres (260 sq. feet)

(Plan produced using PlanIt)

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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.



