





## 3 Rectory Road, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 1XR

With delightful south-west facing rear gardens! A unique and imposing detached family home perfectly placed on one of Gosforth's most popular residential streets. Rectory Road, within the heart of Gosforth itself, is positioned close to Gosforth High Street with its shops, cafés and restaurants. The property is also placed close to excellent local schooling and transport links with both South Gosforth & Ilford Road Metro Stations only a short walk away.

Architect designed and boasting close to 3,300 Sq ft over two floors, the accommodation briefly comprises: entrance porch through to entrance hall with under-stairs storage, stairs to first floor and separate downstairs WC; sitting room with feature fireplace; dining room with walk in bay and feature fireplace; 20ft kitchen diner with a range of fitted units, granite work surfaces, Belfast sink unit and spot lighting; boot room with front door access and separate built in storage cupboard; sun room with spot lighting and French doors leading out to the rear gardens; study with garden views and French doors leading out to the rear gardens. The first floor landing with storage gives access to; bedroom two with three windows overlooking Rectory Road, access to its own dressing room and on to an en-suite bathroom; bedroom three; bedroom four with walk in bay and fitted wardrobe storage; bedroom five; family bathroom with three piece suite; family shower room with three piece suite including a walk in shower and spot lighting. Stairs lead on to the home office

with sky light; bedroom one, an impressive double room with generous Eaves storage, storage cupboard, sky light, a Juliette balcony overlooking the rear gardens and access to an en-suite shower room complete with three piece suite.

Externally, a sweeping gravelled driveway providing multi-vehicle off-street parking and benefitting from two access points, perfect for multi-vehicle families, leading on to a 20ft double garage with further rear door access to the gardens, the front garden itself laid mainly to lawn with some mature planting including a Monkey Puzzle tree. To the rear, a south-west facing garden laid mainly to lawn with some mature planting including flowers, trees and shrubs, all enclosed with fenced boundaries. A rare purchase opportunity for a growing family, early viewings are deemed essential to truly appreciate the accommodation on offer!

Unique & Imposing Detached Family Home | Architect Designed | Five Bedrooms | 3,284 Sq ft (305.1m<sup>2</sup>) | Sitting Room | Dining Room | 20ft Kitchen Diner | Boot Room | Sun Room | Study | Downstairs WC | Family Bathroom | Family Shower Room | Two En-Suite Bathrooms | Home Office | Sweeping Front Driveway & Garden | 20ft Double Garage | South-West Facing Rear Garden | GCH | Excellent Location | Rare to Market | Freehold | Council Tax Band G | EPC: C

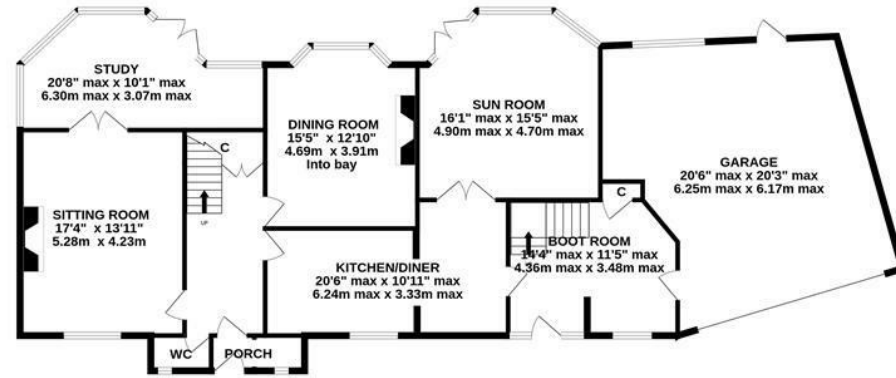
**Offers Over £1,250,000**





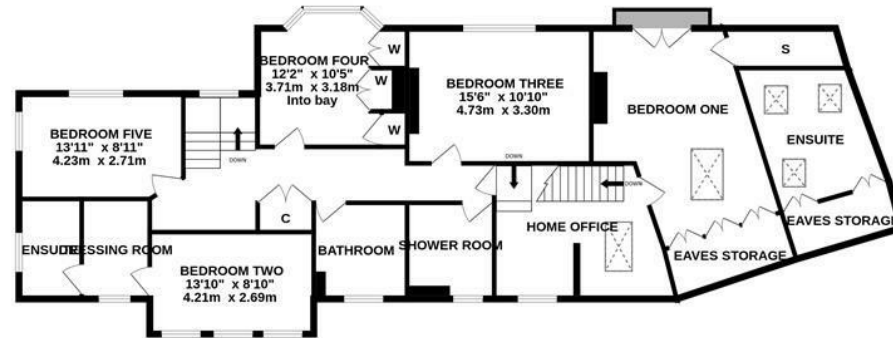
## GROUND FLOOR

1769 sq.ft. (164.4 sq.m.) approx.



## 1ST FLOOR

1514 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA : 3284 sq.ft. (305.1 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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