

# BRUNTON

---

RESIDENTIAL



Ivy Road, Gosforth, NE3  
£475,000



1 Ivy Road, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1DB

**£475,000**

Brunton Residential are delighted to offer to the market this lovely Victorian End-Terrace with Two Reception Rooms, Generous Kitchen/Diner & Utility Room with Ground Floor WC, Four Bedrooms, Re-Fitted Family Bathroom with a Lovely Front Garden & South Facing Rear Courtyard.

This excellent Victorian end of terrace home is perfectly placed on the south backing side of the desirable Ivy Road, Gosforth and boasts almost 1,500 Sq ft of internal living space.

**BRUNTON**  
RESIDENTIAL

## Description

This wonderful period home has been in the ownership of the current family for nearly 15 years and manages to blend modern detail with an abundance of period charm with ease.

Ivy Road, which is perfectly placed within the beating heart of Gosforth's Conservation Area, is situated only a stones-throw from Gosforth High Street with its excellent shops, cafés and restaurants.

The property is also situated close to outstanding local state and independent schooling which are all placed nearby and offers direct access to excellent transport links providing links into Newcastle City Centre and beyond.

The internal accommodation briefly comprises: Entrance lobby, with access to entrance hall with staircase to first floor.

The hallway then leads into the lounge with tall ceilings, fireplace with original marble surround and wood-burning stove with window overlooking the front gardens.

Dining/family room with feature fireplace and south facing window.

To the rear of the ground floor is a lovely and generous kitchen and dining room with marble flooring, integrated appliances, Corian work-surfaces and provides a door giving access to the south-facing rear courtyard.

The kitchen then leads through to ground floor guest WC and utility room which both also enjoy marble tiled flooring.

The stairs then lead up to the first-floor landing, which is split level, and provides access to four bedrooms.

Bedroom one is a comfortable double room with original marble fireplace.

Bedroom two is also another double bedroom with south facing window and period fireplace.

Bedroom three is placed to the very rear of the first floor and is located over the split-level landing.

Bedroom four is a smaller room and currently laid out as a dressing room (not included in photos).

The first floor also offers access to a beautiful, re-fitted family bathroom with four-piece suite, underfloor heating, freestanding roll-top bath and walk in shower.

To the front, the property benefits from a lawned garden which is placed behind wrought iron railings and hedging which provides adequate privacy from the outside world.

Well presented throughout, this excellent period home simply demands an early inspection.



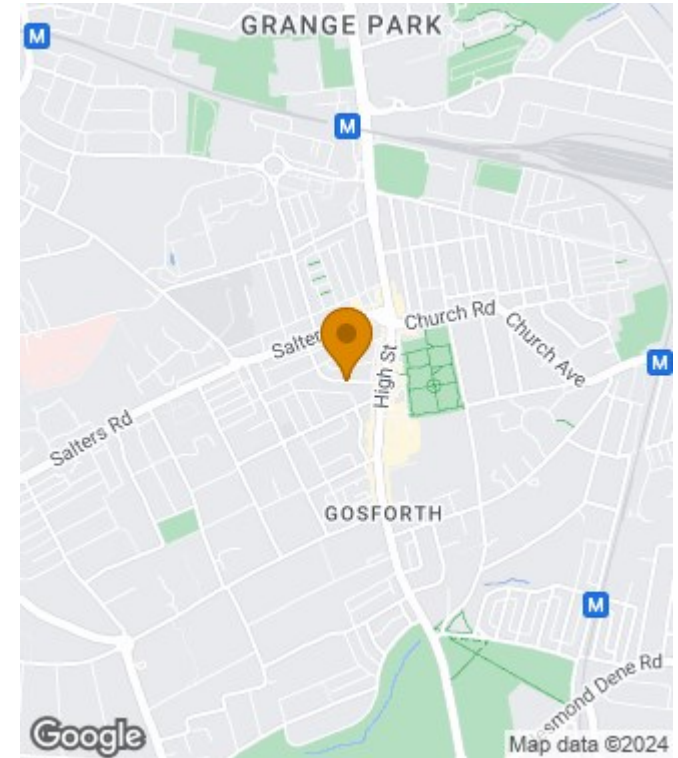
# Floor Plans



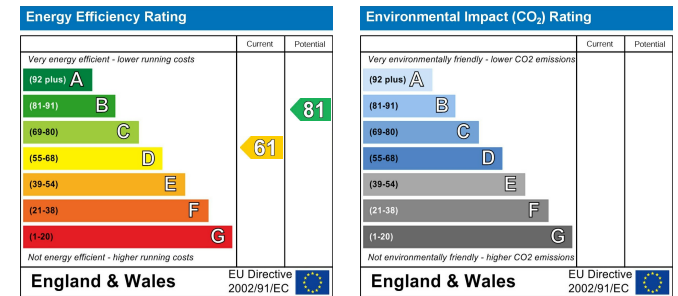
Total area: approx. 156.1 sq. metres (1680.1 sq. feet)

All measurements are approximate and are for illustration only. Plan produced using PlanUp.

# Area Map



# Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.