

# BRUNTON

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RESIDENTIAL



WOODBINE RD.

94

**LINDEN ROAD, GOSFORTH, NE3**

Offers Over £450,000

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Welcome to  
Chestnut House  
Presented by  
Brunton Residential  
Visit future home models  
Thank you for visiting our open house  
**OPEN HOUSE**

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Wonderful & Substantial Duplex home in the Much Sought After Suburb of Gosforth.

Chestnut House has been extensively constructed to offer an unrivalled standard of living to include alluring contemporary kitchen/breakfast room, large lounge/diner with dual aspect windows, three double bedrooms and two new bathrooms. Brand new renovation with stylish design and modern appliances throughout.

This elegant home is ideally positioned within the very heart of Gosforth and is located on the corner of Woodbine Road and Linden Road.

Chestnut house also boasts a private, south-west facing lawned garden and off-street parking for two vehicles. Situated only a short walk from Gosforth High Street, with its excellent array of shops, cafes and restaurants. This excellent and generous home boasts nearly 1,600 Sq ft of internal living space and is offered to the market with no onward chain.

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The internal accommodation comprises: Private entrance hall with secure entry phone system. The stairs then lead up to the first-floor landing and give access to a magnificent living and dining space with dual aspect south and west facing windows. The living area enjoys a large south facing, walk-in bay window and a fireplace with wood burning stove.

A door from the living room then leads into a beautiful kitchen/dining space, which has brand new kitchen fitted to a very high standard, with integrated high end appliances including washer/dryer, dishwasher, wine chiller, fridge/ freezer, Neff slide and hide dual ovens, boiling water tap, central island with breakfast bar and stone work-surfaces.

The first-floor landing then leads through to bedroom three, with dual aspect windows and a stylish, new, fitted family bathroom with three-piece suite and heated mirror system with Integrated bluetooth speakers and radio.

The stairs then lead up to the second-floor landing, which firstly leads to a contemporary shower room, which is fully tiled with a three-piece suite including a walk in shower.

The stairs continue up to the top floor and give access to two further, good sized double bedrooms. The principal suite is generous in size with dormer and Velux windows letting in lots of natural light. Bedroom two is also a great double bedroom with Velux window.

Externally, the apartment enjoys a lovely, south west facing private garden with a lawned area, paved patios, three tall chestnut trees and well stocked borders.

There is also a large, gravelled driveway providing off street parking for two vehicles with gated access out onto Linden Road.

Fully and extensively refurbished throughout, with new double glazed sash windows, this excellent and substantial property is presented to a very high standard and is offered to the market with no onward chain. Early viewings are deemed essential!



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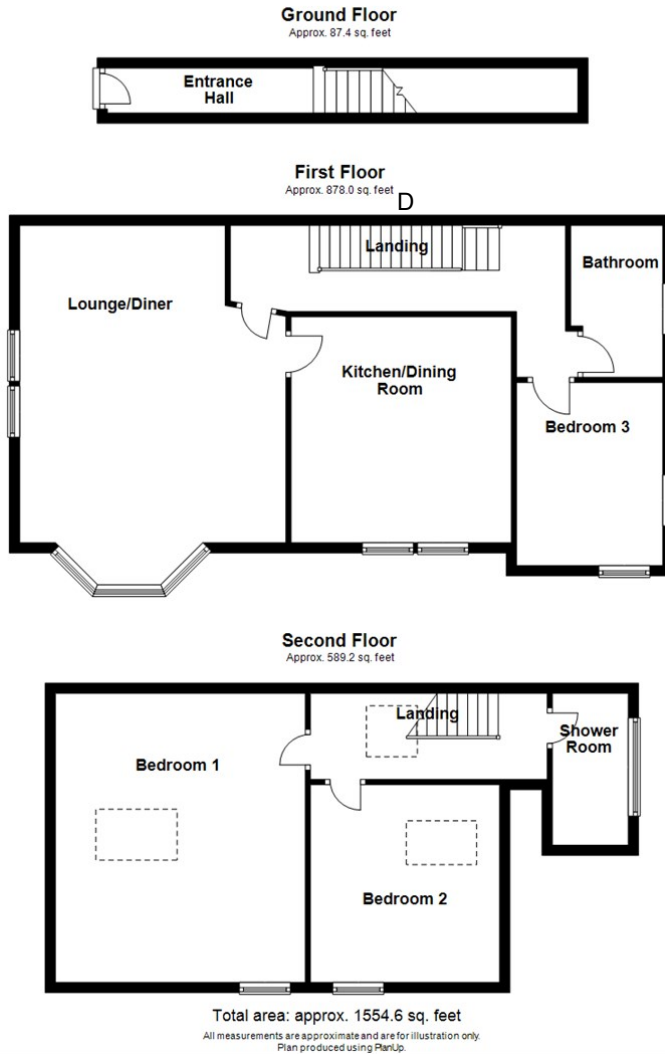
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D

SERVICES :



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>58</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81 plus) <b>A</b>	
(61-81) <b>B</b>	
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(29-34) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	