

# BRUNTON

## RESIDENTIAL



**WOODBINE ROAD, GOSFORTH, NE3**

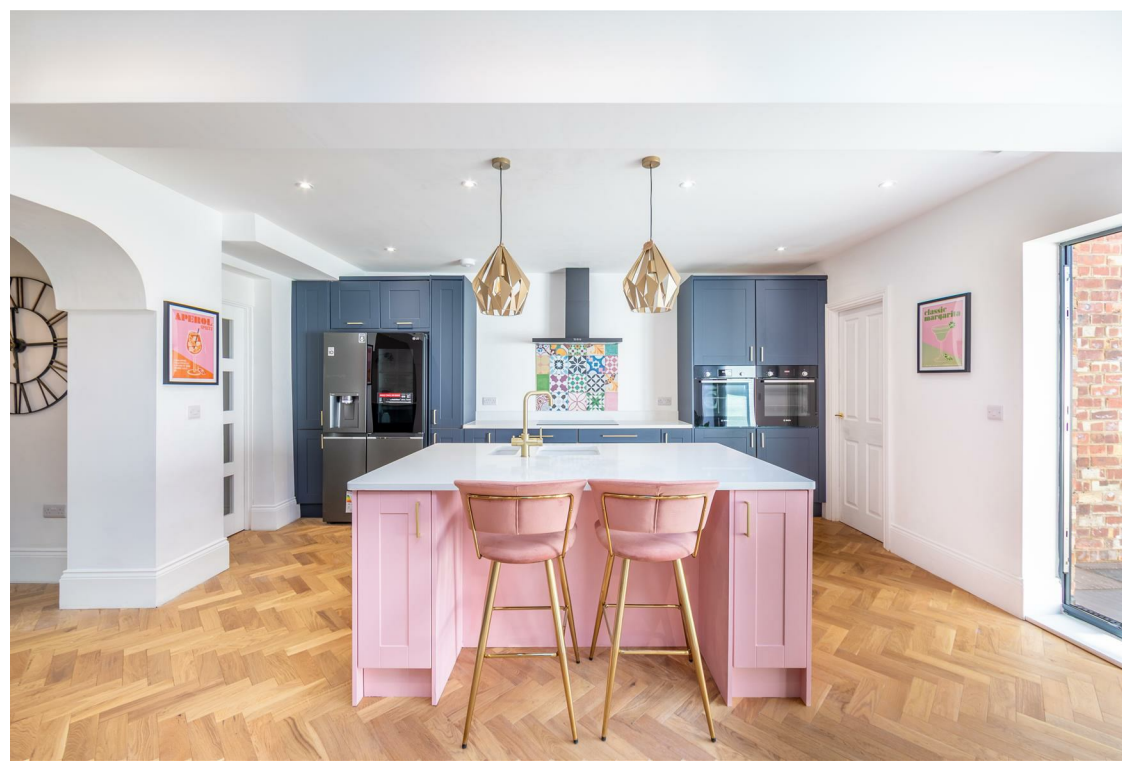
**Offers Over £550,000**

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Stylish & Fully Re-Furbished Victorian Terraced Home, Boasting Almost 2,000 Sq. ft of Internal Living Space with an Impressive, Open Plan Living/Dining & Family Space, Four Bedrooms, Superb Re-Fitted Family Bathroom plus En-Suite, Front Garden, Enclosed Rear Courtyard & Off Street Parking!

This well presented, Victorian terraced home is ideally located on the desirable Woodbine Road, Gosforth. Woodbine Road, which is tucked just off from Ivy Road and Linden Road, is perfectly situated to provide direct access to everything central Gosforth has to offer, including Gosforth High Street, with its countless shops, cafes and restaurants.

This great terraced family home has been sympathetically extended and refurbished to an excellent standard and is positioned close to outstanding local schooling and superb transport links into Newcastle City Centre and beyond.

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The internal accommodation comprises: Lobby area with tiled flooring, which in turn gives access to a hallway with stairs leading to the first floor and an under-stairs ground floor WC. To the right-hand side of the hallway is an impressive, open-plan lounge, dining, and kitchen space that extends from the front all the way to the rear of the property and enjoys wooden herringbone flooring. The lounge and dining room both benefit from original plaster-work to the ceilings and period fireplaces.

The kitchen area, which is located at the very rear, has been extended, and is impressive, which provides a wonderful modern fitted kitchen, with a range of integrated appliances, including 3-1 boiling tap, stone worktops and a large central island with breakfast bar. This provides an excellent entertaining space, with 'Velux' windows and bi-folding doors leading out onto the rear courtyard/garden. Adjacent to the kitchen is a utility room with space for a separate washer and dryer.

The stairs then lead up to the first-floor landing, which in turn gives access to three bedrooms, two of which feature original period fireplaces. At the rear of the first floor is an outstanding family bathroom, with five-piece suite, including a large walk-in shower with hexagon tiling and a beautiful free-standing bath.

The stairs then continue up to the second floor, which leads to a fourth bedroom with 'Velux' windows, a reading area, and a re-fitted en-suite shower room.

Externally, the property benefits from an enclosed south-facing lawned front garden, and to the rear is an enclosed and walled rear garden with an electronic roller door providing access to a parking space.

This superb period home has received a full re-wire, brand new heating system and also offers an electronic car charging point with solid wood doors throughout and early viewings are deemed essential.



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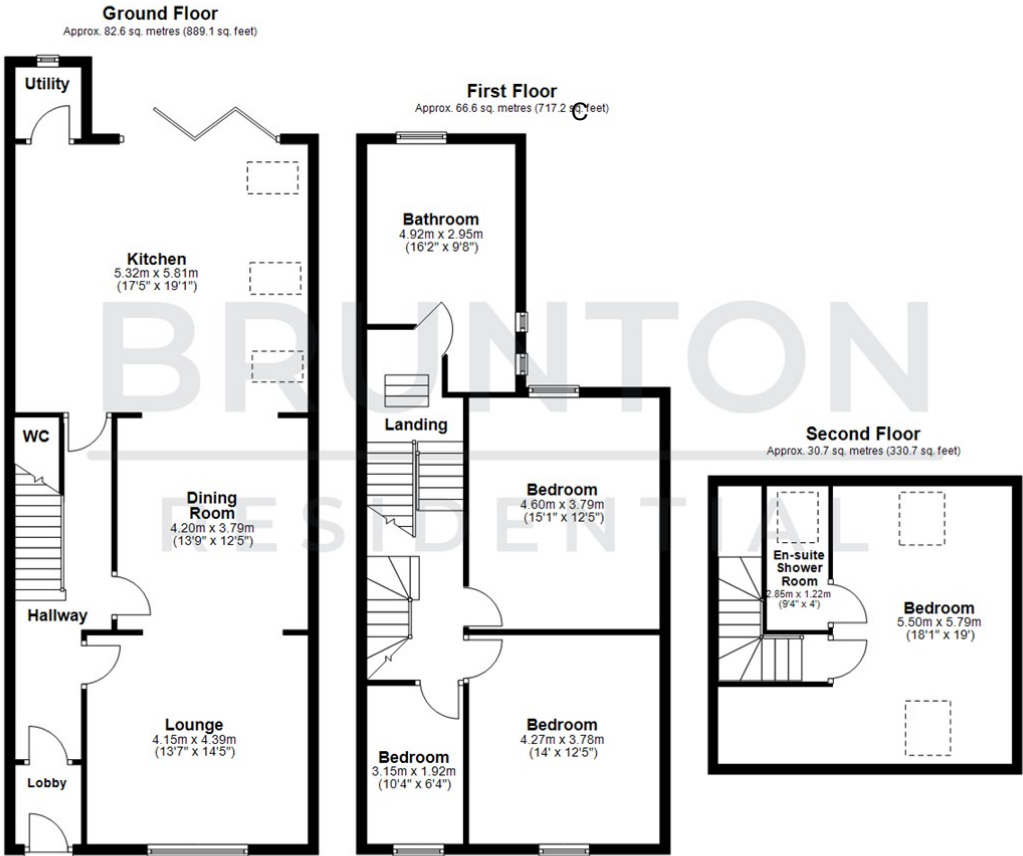
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : C



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |