



Roundhay, 125 Kenton Road

Gosforth



SANDERSON
YOUNG





Roundhay, 125 Kenton Road Gosforth, NE3 4NQ

A substantial and unique detached family home occupying a large corner site onto The Croft and Kenton Road, ideally located for local shops, amenities, and schooling, as well as offering excellent transport links to Gosforth High Street and Newcastle City Centre.

One of the most significant features of the property is its beautiful and large south-west facing family garden, ideal for enjoying the sunshine and warmth in the summer months, faced onto by the four main rooms.

Price Guide:
Offers Over £599,000

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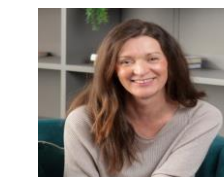






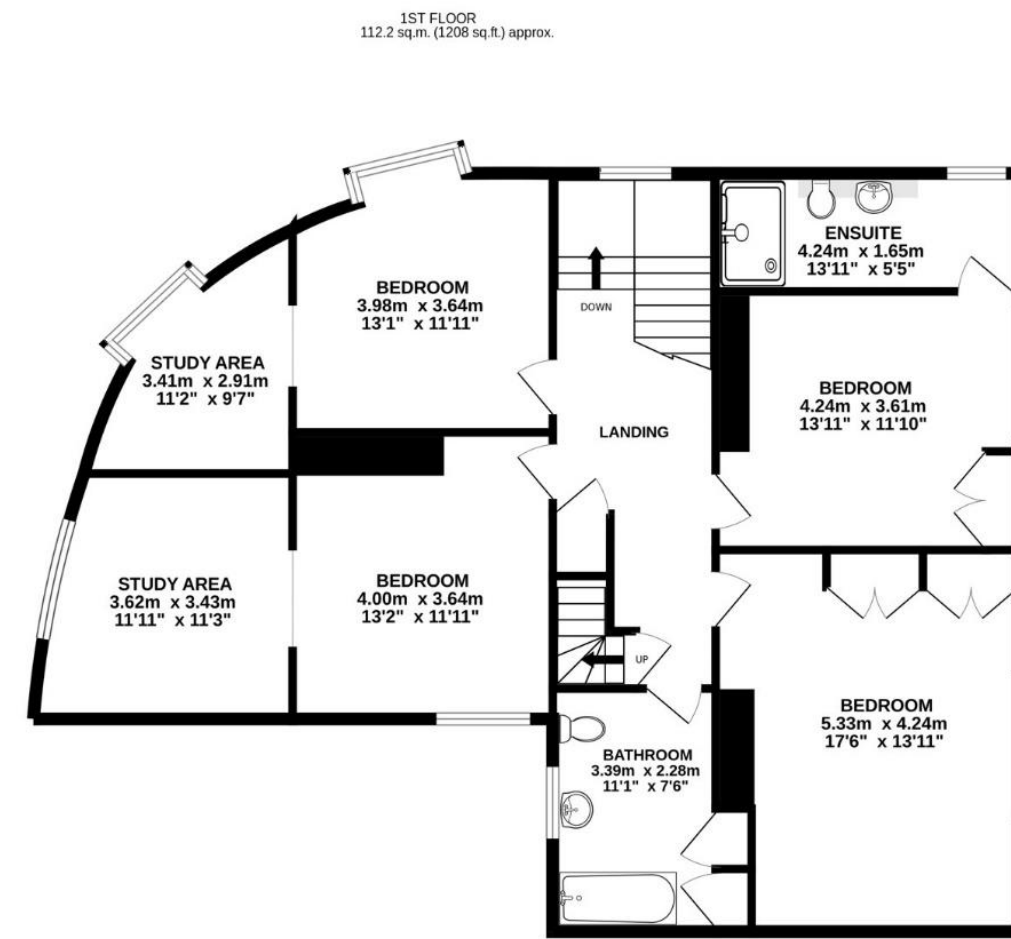
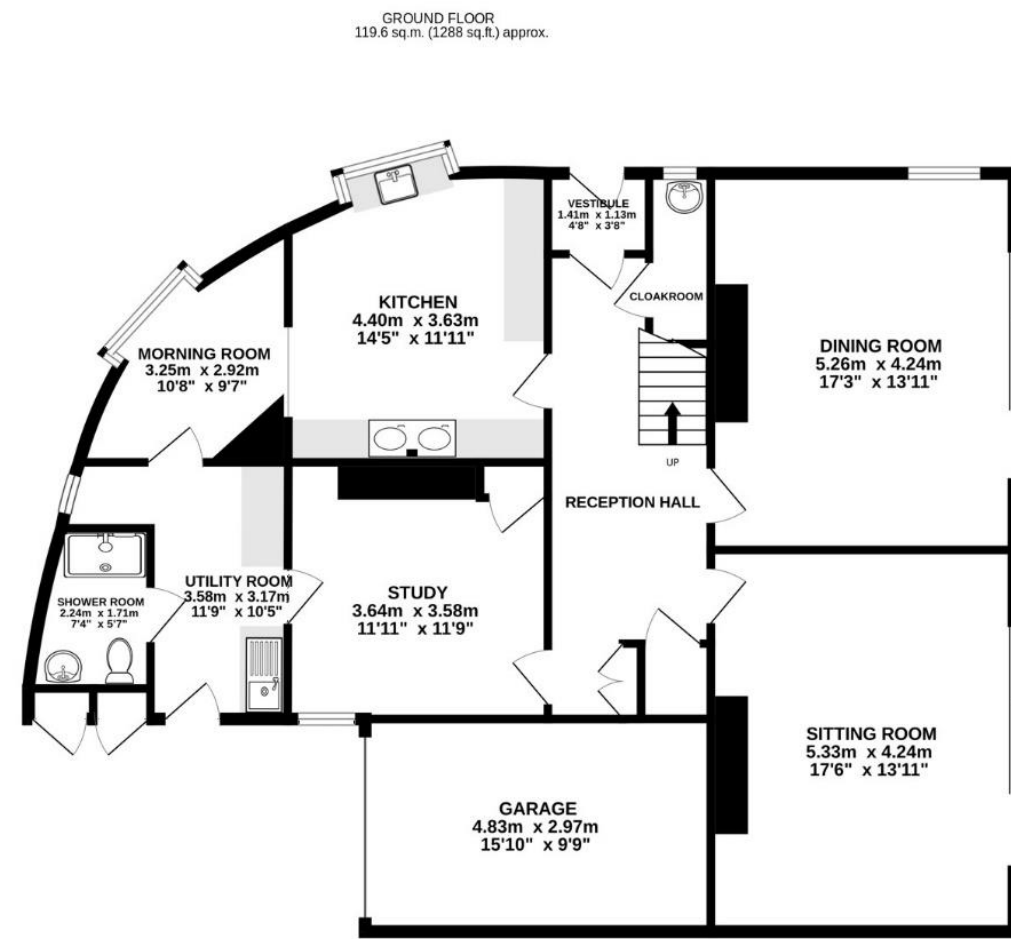
The accommodation comprises: Main entrance vestibule accessed from the side facing the green and overlooked by the twin bay windows | Reception hallway with oak wood paneling, storage cupboard, walk in cloakroom with basin and staircase leading to the first floor | Sitting room | Dining room | Fitted kitchen with built in appliances and gas fired AGA | Morning room providing a breakfasting area | Utility room/laundry room | Study

To the first floor, there are four bedrooms | Two bedrooms are large rooms, one of which benefits from an ensuite | Two further bedrooms with study areas | Family Bathroom To the second floor, there is a fifth bedroom with dormer window and a useful store room.



Lizzie Beattie
0191 213 0033
lizzie.beattie@sandersonyoung.co.uk





TOTAL FLOOR AREA : 252.3 sq.m. (2716 sq.ft.) 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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Externally, pedestrian gate leads to the side of the property and to the front door | Paved driveway with parking for two cars | Single garage and an enclosed car port/yard area | Delightful west facing rear garden which is laid mainly to lawn with paved patio seating areas.

The property has gas central heating and some secondary glazing to all the original Georgian leaded window panes.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating TBC



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