



# 1A Westfield

Gosforth





**1A Westfield  
Gosforth, Newcastle upon Tyne NE3 4YE**

**An extremely rare opportunity to acquire one of Gosforth's unique detached bungalows in such a fabulous central location.**

Bought by the owners over 40 years ago, this landmark bungalow has long been admired for its magnificent garden site on the corner of Westfield and Moor Crescent.

The property now requires modernising and updating but shows great potential to be a beautiful luxury home.

It has gardens to all elevations with the rear being private and south facing, and has super access to the Town Moor, the High Street and local schools.

**Price Guide:**  
Guide Price £899,000





Vestibule | Reception hall with double cloaks cupboard

Elegant dining room | Angulated corner drawing room and sitting room, with lovely fireplace, leading onto the conservatory and garden room overlooking the south eastern corner of the property

Kitchen/breakfast room to the rear, fitted with a range of wood cabinets and built in appliances | Large utility and laundry room  
Gardeners wc | Access to the large double garage with electric roller doors

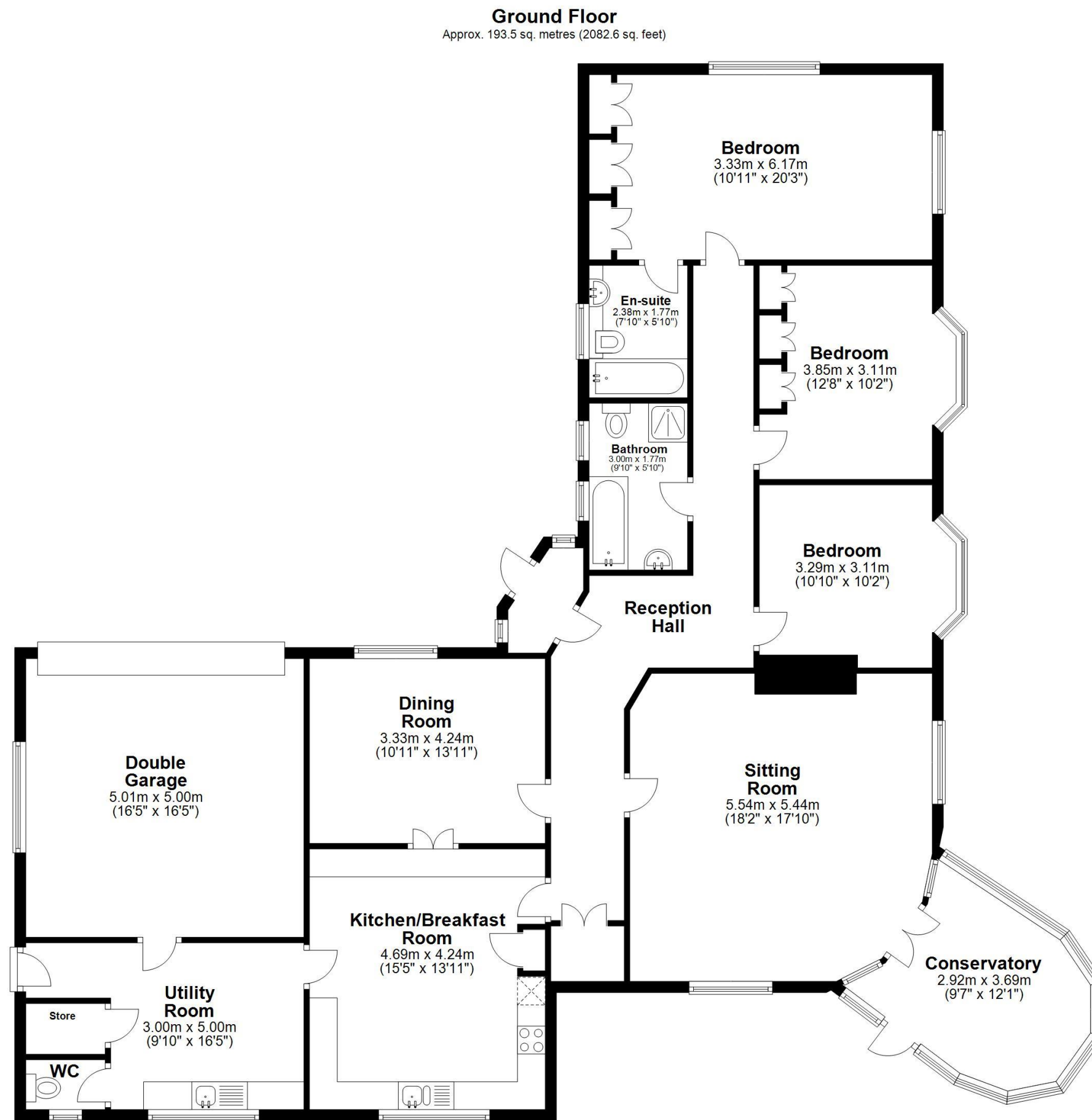
Night passageway leading to three double bedrooms, the principal bedroom having its own ensuite bathroom wc and high quality Axelrod fitted furniture | Family bathroom wc with separate shower



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Total area: approx. 193.5 sq. metres (2082.6 sq. feet)

Plan produced using PlanUp.  
**1A Westfield, Gosforth**



Externally, the gardens are an outstanding feature of the house and enjoy sunshine throughout the whole day.

To the front, gated access leads to a large driveway which in turn connects to a double garage with electric roller doors; separate pedestrian gates lead through to the pathway connecting to the impressive, main corner entrance to the house.

1A Westfield represents one of the most unusual detached bungalows within central Gosforth, known for its outstanding situation and unique architecture.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: D

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