



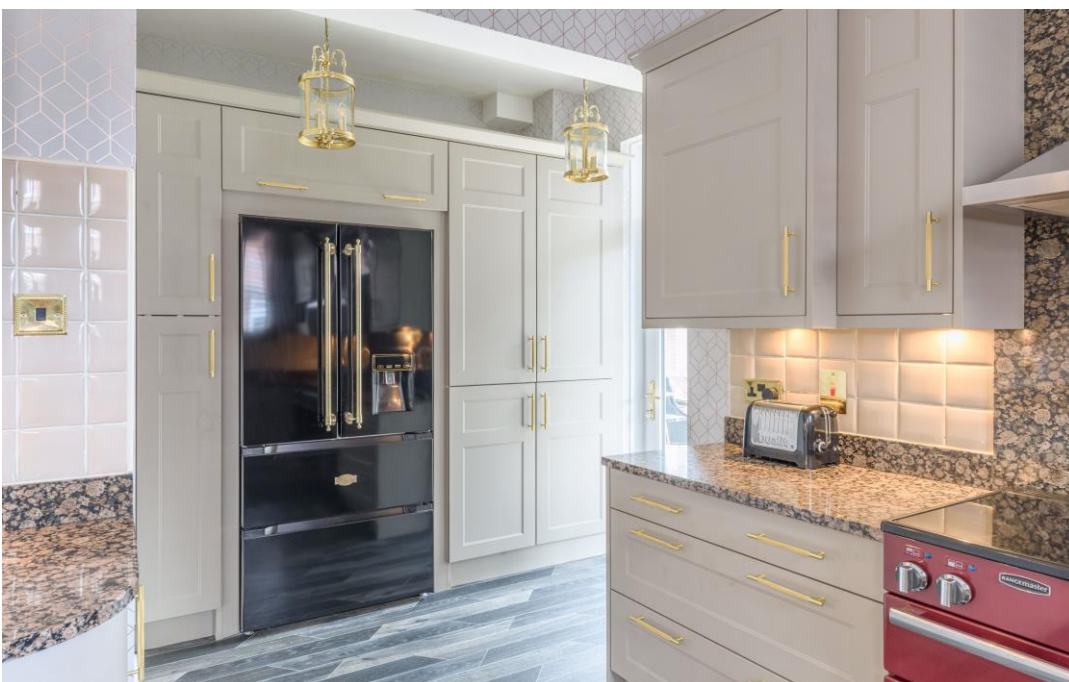
2 Graham Park Road

Gosforth

rare!
From Sanderson Young

2





2 Graham Park Road Gosforth

A delightful detached, modern family home, positioned on the corner of the prestigious Graham Park Road & Westfield Drive in Gosforth.

Offering a prominent position, the property is accessed via a block paved driveway with a paved pedestrian walkway leading up to the front door. The gardens surrounding the property are finished to an immaculate standard with lovely paving to the front offering an abundance of shrubs and bushes. Access from the side leads round to the rear garden, which is laid partly to lawn with paved patio areas, ideal for alfresco dining in the summer months.

Price Guide:

 4  3  3  34010Offers









Internally, a lobby leads through to an entrance hallway with a staircase leading to the first floor with an understairs store cupboard and a cloakroom WC. A door from the hallway then leads through to a lovely sitting room with three large windows overlooking the side gardens, a feature fireplace and storage to the alcoves.

A second reception room, which is currently laid out as a study, offers a feature fireplace and dual aspect windows, and could be utilised as a snug should it so be desired.

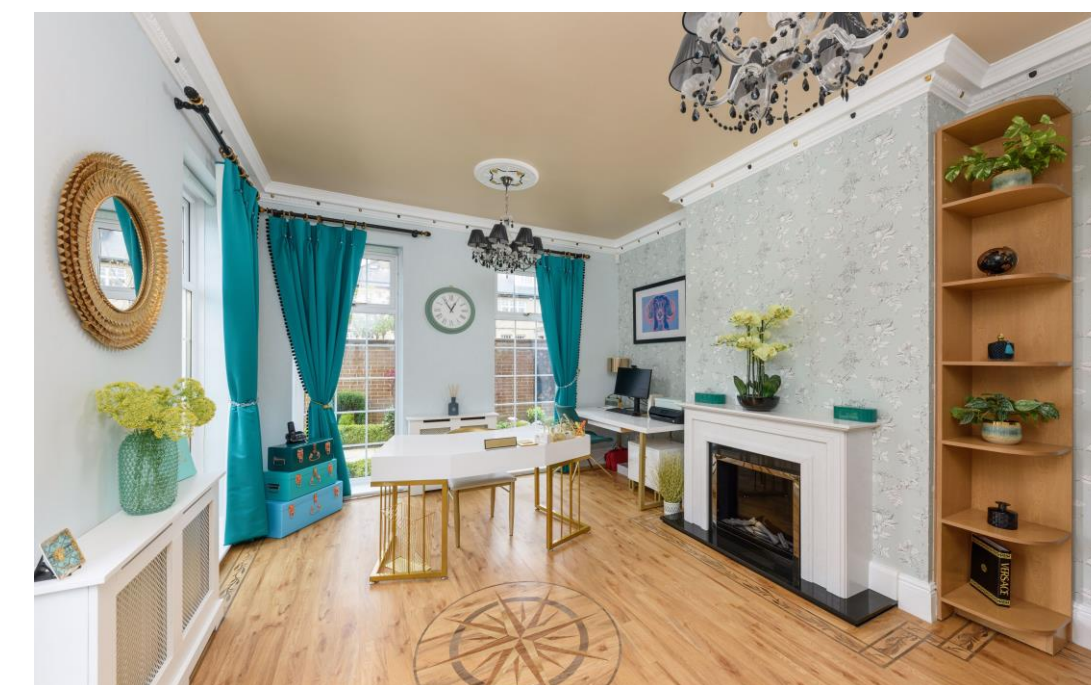
A further door from the hallway then leads through to the dining room, with a gas fire set into a marble surround, with a door connecting through to the garden room. The garden room is a lovely light space set under a glass pitched roof and has French doors leading out onto the rear garden.

A door from the garden room then connects through to the refitted kitchen, offering stone worktops and a range of high quality integrated appliances, as well as a free standing Range cooker and American fridge freezer. The kitchen also offers a door onto the rear gardens.

A final door from the ground floor leads through to the integral double garage with an electronic up and over door.



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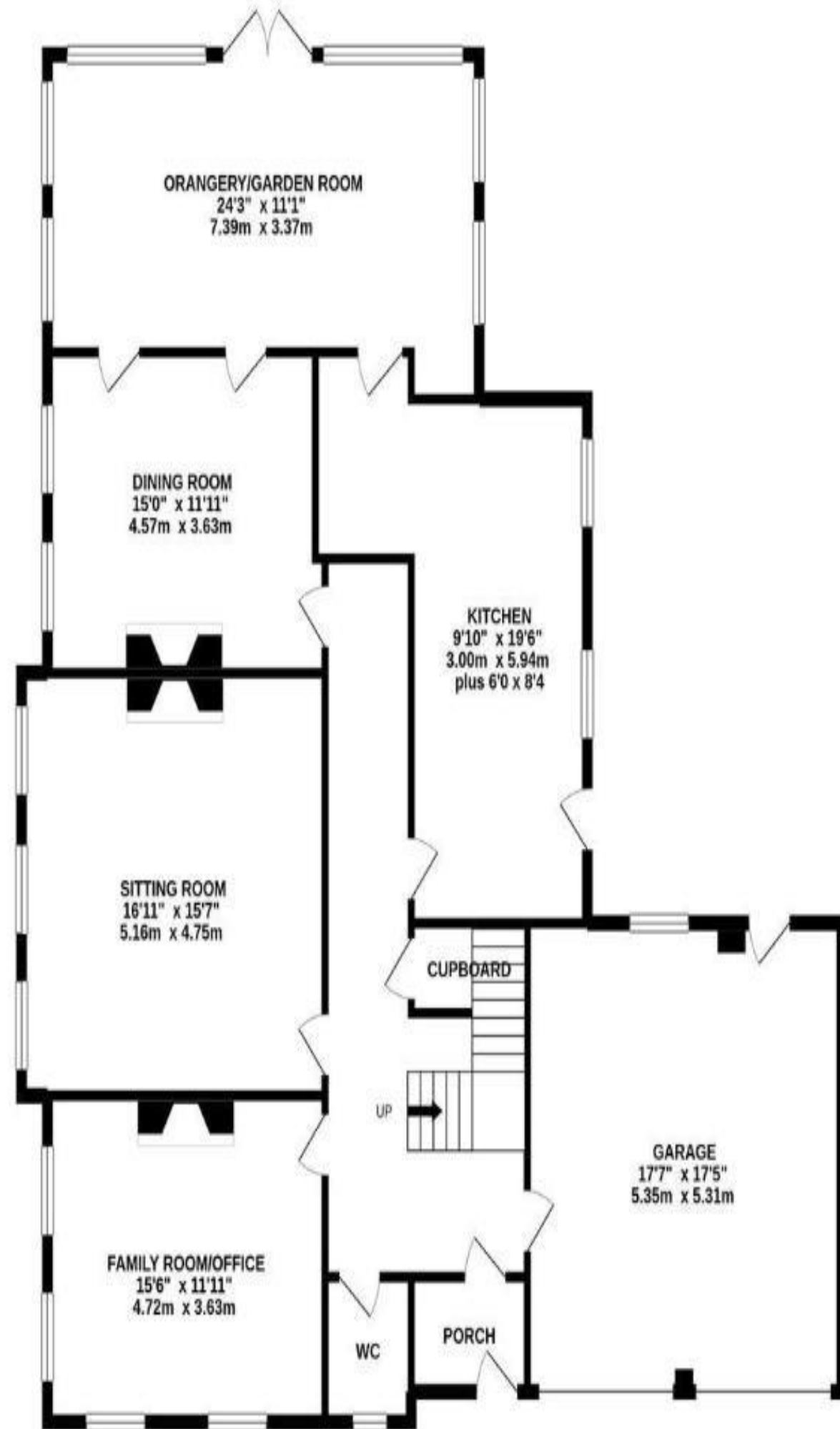




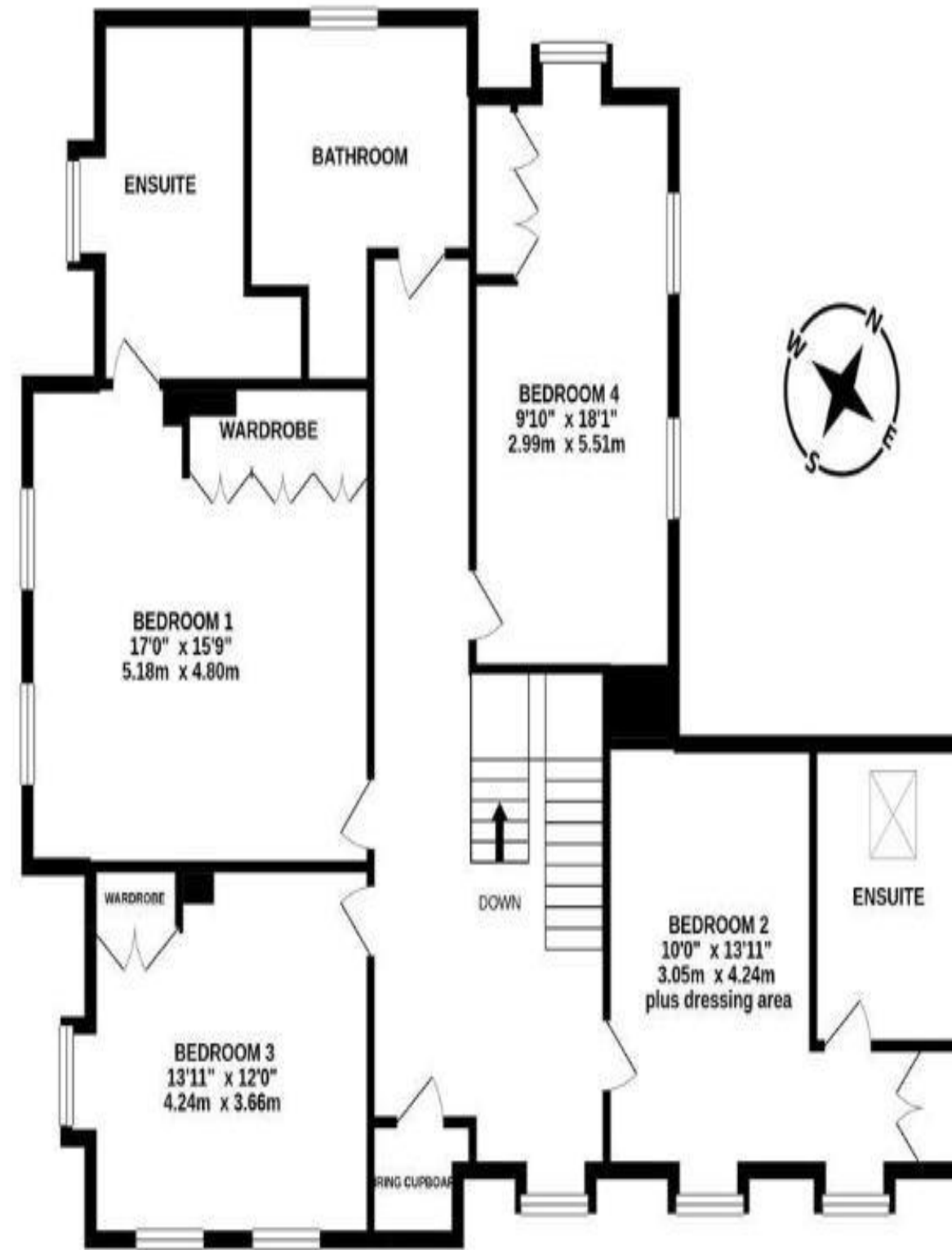
VERSACE



GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA : 3035 sq.ft. (282.0 sq.m.) 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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The stairs then lead up to the generous first floor landing and onto four good sized bedrooms. The principal bedroom is a large double with fitted storage and an ensuite bathroom. Bedroom two is another comfortable double, also with fitted storage and a well presented ensuite. The remaining two bedrooms also benefit from fitted wardrobes and have the use of the lovely family bathroom with its four piece suite.

2 Graham Park Road is a truly special home in such a sought-after location. Early viewing is highly recommended.



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