



34 Oakfield Road

Gosforth

rare!
From Sanderson Young





34 Oakfield Road Gosforth, NE3 4HS

Modern Detached Family Home Positioned within Gosforth's Conservation Area & Boasting Two Reception Rooms, Kitchen/Dining Room, Six Bedrooms, Family Bathroom plus En-Suite, Off Street Parking, Integral Garage & Lovely South Facing Rear Gardens!

This excellent, modern, detached family home has been in the ownership of the current family for almost 23 years and following a series of modernisations now offers nearly 2,600 sq ft of internal living space which is placed over three floors.

The property itself was originally constructed back in 1983 and is perfectly positioned to the south backing side of the desirable Oakfield Road. Oakfield Road, which is tucked just off Westfield Drive and Kenton Road, offers excellent access to everything central Gosforth has to offer including Gosforth High Street with its shops, restaurants and amenities whilst also offering direct access to some of the region's finest state and independent schooling. The property is also located close to the delightful Town Moor and Kenton Road offering excellent transport links into Newcastle City Centre and beyond.

Price Guide:

Guide Price £825,000

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The internal accommodation comprises:

Lobby | Entrance hall with ground floor guest WC and stairs leading to the first floor | Lounge which measures 19'6" x 13'7" with feature fireplace, dual aspect, large sliding doors leading to the rear gardens, and door to family room | Family room with double doors to the hallway and south facing window overlooking the rear garden | Utility room with door leading to the side and also to the integral garage | Kitchen/dining room with modern high gloss fitted kitchen with integrated appliances, central island with breakfast bar, French doors leading to the rear gardens and dual aspect windows

The stairs then lead up to the first floor and to a light and airy landing with glass balustrades, vaulted ceiling with Velux rooflight and stairs leading to the second floor | Bedroom one is a comfortable double with sliding door wardrobes, south facing windows and access to an en-suite shower room with three piece suite | Bedroom two is another comfortable double room with south facing window | Bedroom three is another double, again with south facing window | Bedroom four is positioned to the front of the property and is ideal as a children's room or as a study

The stairs then continue up to the second floor and onto a landing with store access | Bedrooms five and six are similar in size and are both large double rooms which are ideal for those with older children or as guest rooms.



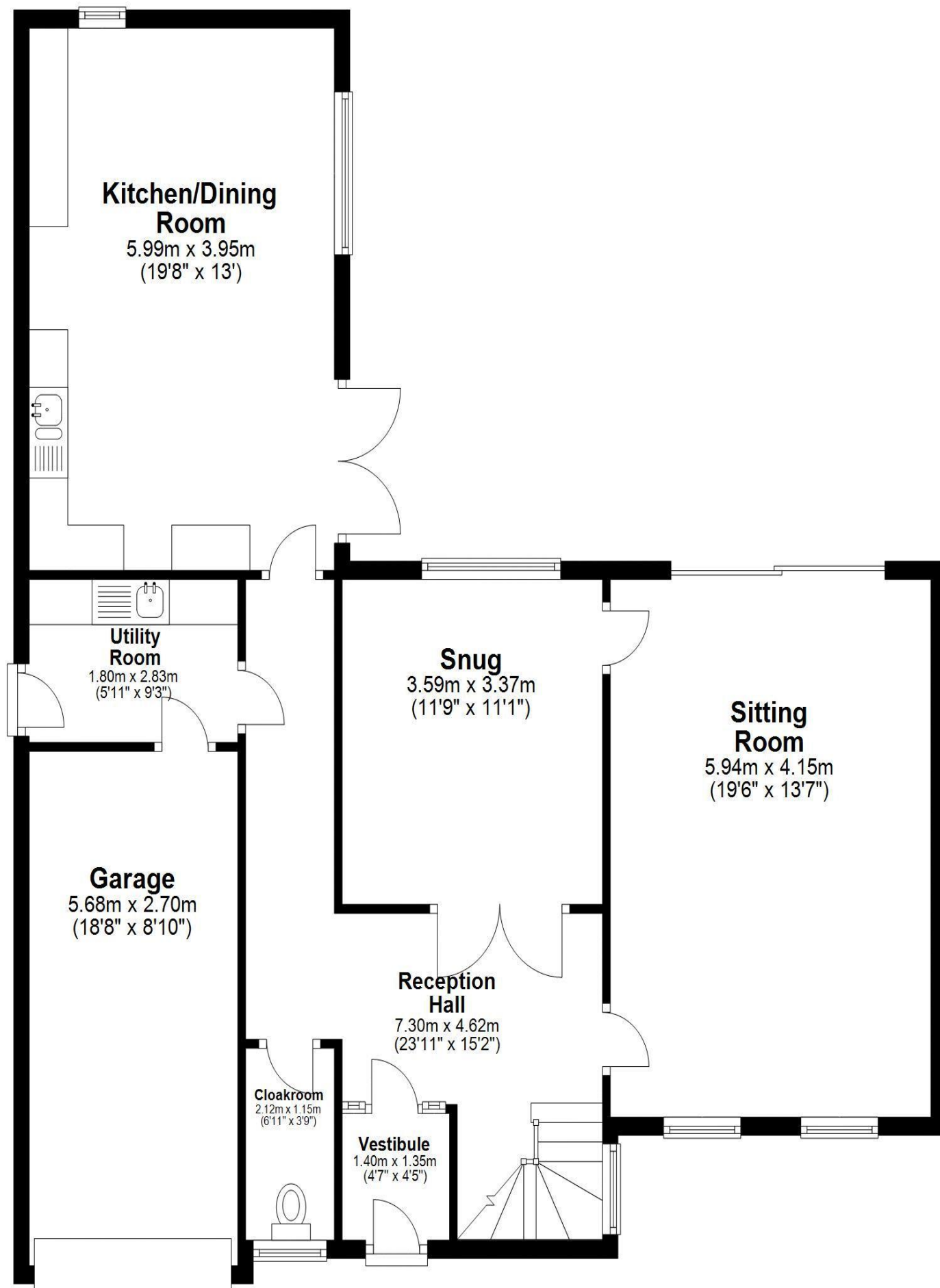
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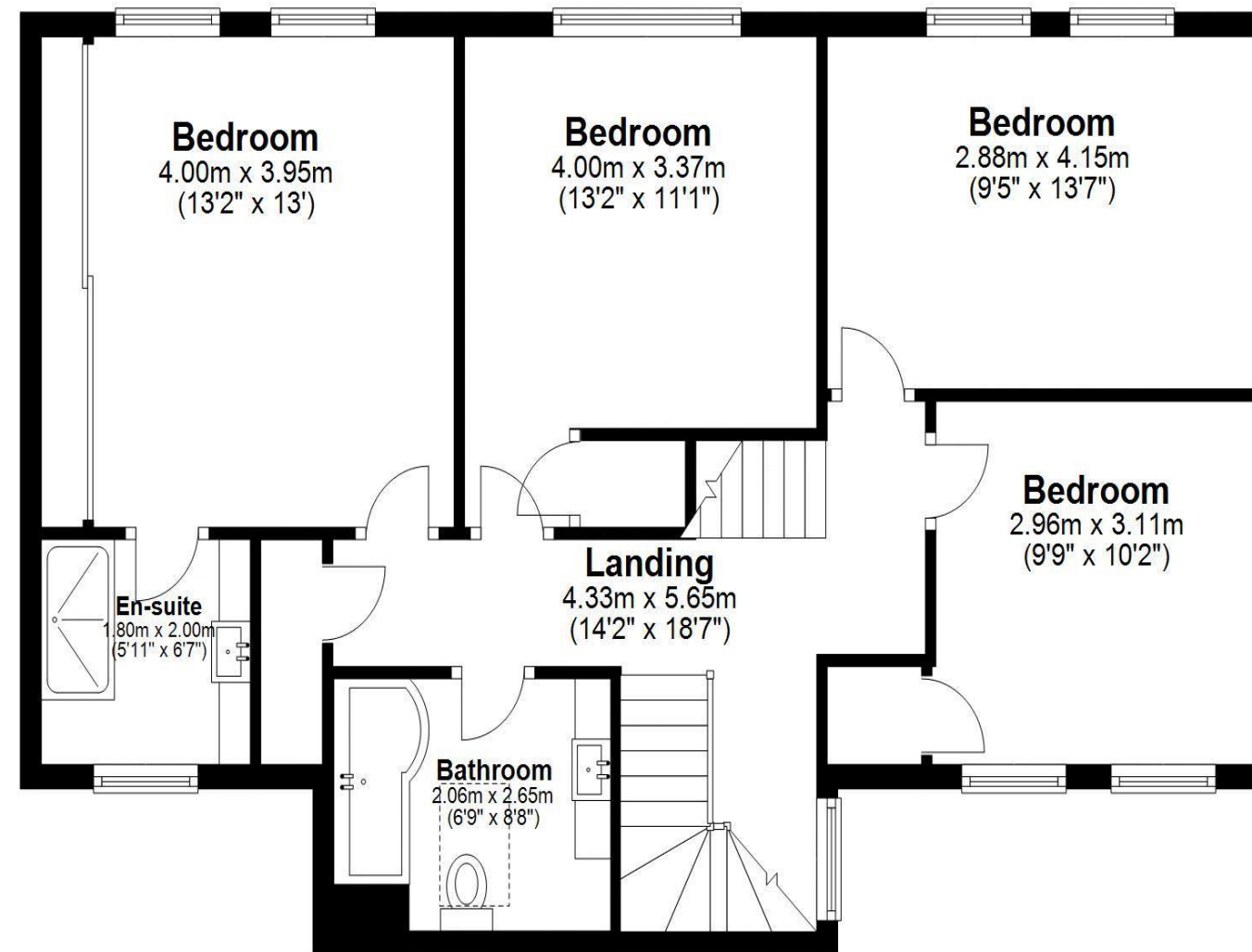
Ground Floor

Approx. 104.4 sq. metres (1123.8 sq. feet)



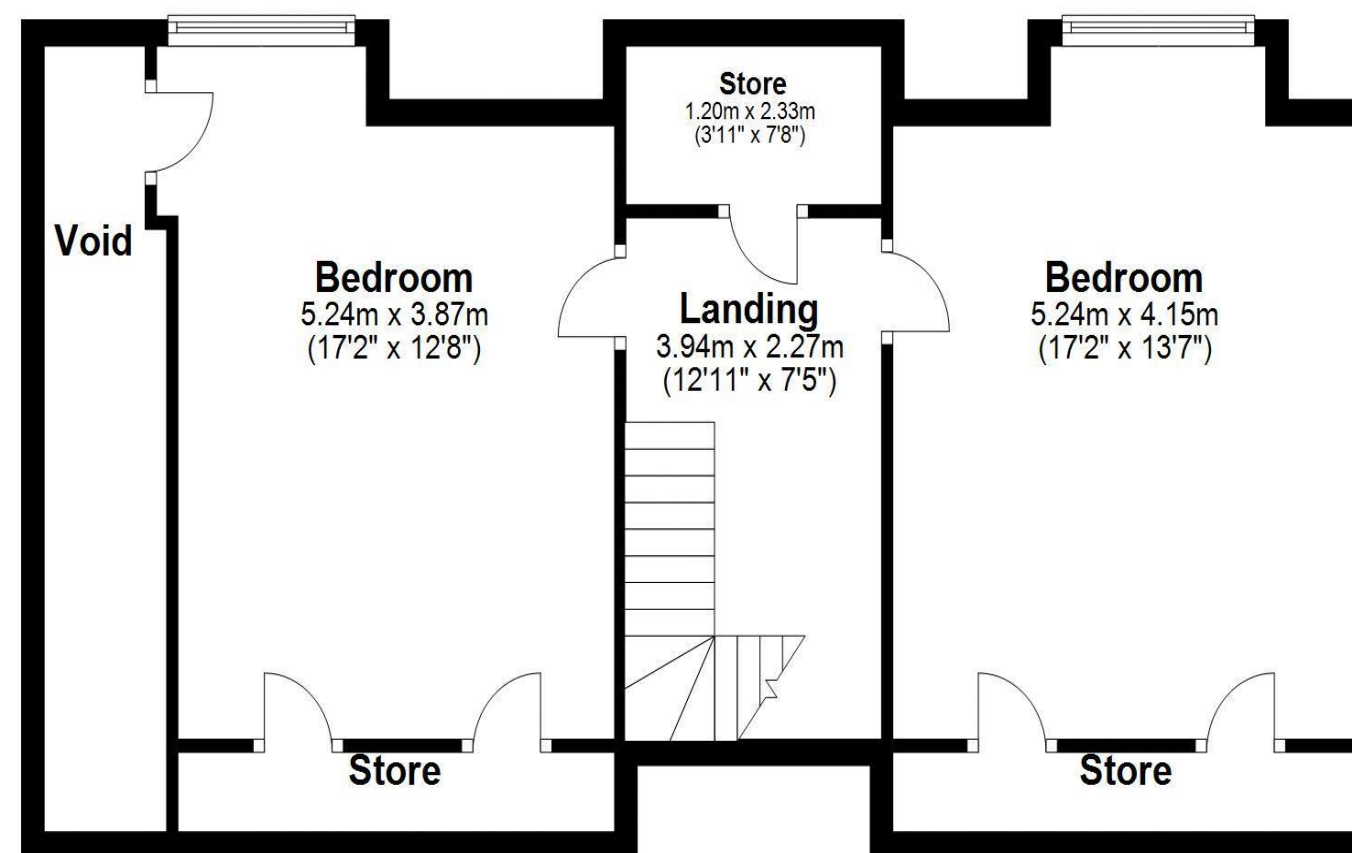
First Floor

Approx. 75.5 sq. metres (813.0 sq. feet)



Second Floor

Approx. 64.9 sq. metres (698.7 sq. feet)



Externally, the property offers a large block paved driveway to the front, providing off street parking for two vehicles with access to the integral garage and store with access to the side leading to the rear gardens. There is also a small front garden with walled and fenced boundaries.

The rear garden is south facing with paved patio seating areas, fenced boundaries and artificial lawn with well stocked borders.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: C

Total area: approx. 244.9 sq. metres (2635.5 sq. feet)
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