



Brantwood

41 Elmfield Road, Gosforth





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41 Elmfield Road, Gosforth,
Newcastle upon Tyne NE3 4BA

Positioned on Elmfield Road, one of Gosforth's finest residential addresses, is this fabulous three storey, semi detached villa. The house enjoys one of the largest garden sites in central Gosforth, approaching 0.5 acres and including a secret hidden garden to its rear boundary. The garden would easily accommodate other leisure uses including a tennis court, swimming pool or garaging subject to planning consent.

Set behind electrically operated double gates, with a secure telephone entry system, a beautiful tree lined driveway with an open family garden, leads to the front of the house with its patio terrace and a recess BBQ area. The driveway then leads to the side and rear of the house and opens up to a turning area adjacent to the double garage with a Silverlox garage door, with a boiler house to the side and a self contained hobby and games room above.

The principal property has its entrance to the side gable, where a partially glazed door leads into a vestibule and highly impressive reception hallway. The hallway connects onto a sitting room at the front which benefits from a beautiful modern fireplace with open fire, delightful ceiling plasterwork, and super window views overlooking the south facing garden.

The drawing room was originally two rooms that has been combined into one large room, with two contemporary fireplaces. To the side of the property, there is an elegant dining room that is accessed from the hallway but also offers access through to the kitchen.

Price Guide:

Offers in Excess of £3,000,000









To the rear of the hallway there is an understairs cloakroom WC and access through to the kitchen/breakfast room. The kitchen has been fitted by Newcastle Furniture Company, with beautiful hardwood cabinets, circular breakfast bar and bench seating to the central island. The kitchen also benefits from state of the art appliances including a Sub-Zero American fridge freezer, Meile ovens and Mercury cooking range, as well as a Sub-Zero wine cooler. The kitchen benefits from Indian Sandstone flooring throughout.

The breakfast area leads onto a utility and laundry room, which in turn connects to the double garage.

To the first floor, the staircase leads onto a ¾ landing with a study, and the main landing connects to three bedroom suites. The master bedroom is a large double room with a dressing room and a luxurious ensuite shower room. The other two double bedrooms have access to the family bathroom, which is also finished to a high standard with a wet room shower and beautiful bath.

The main staircase leads through an archway from the first to the second floor half landing and bedroom, and then onto three further double bedrooms and an additional modern bathroom.

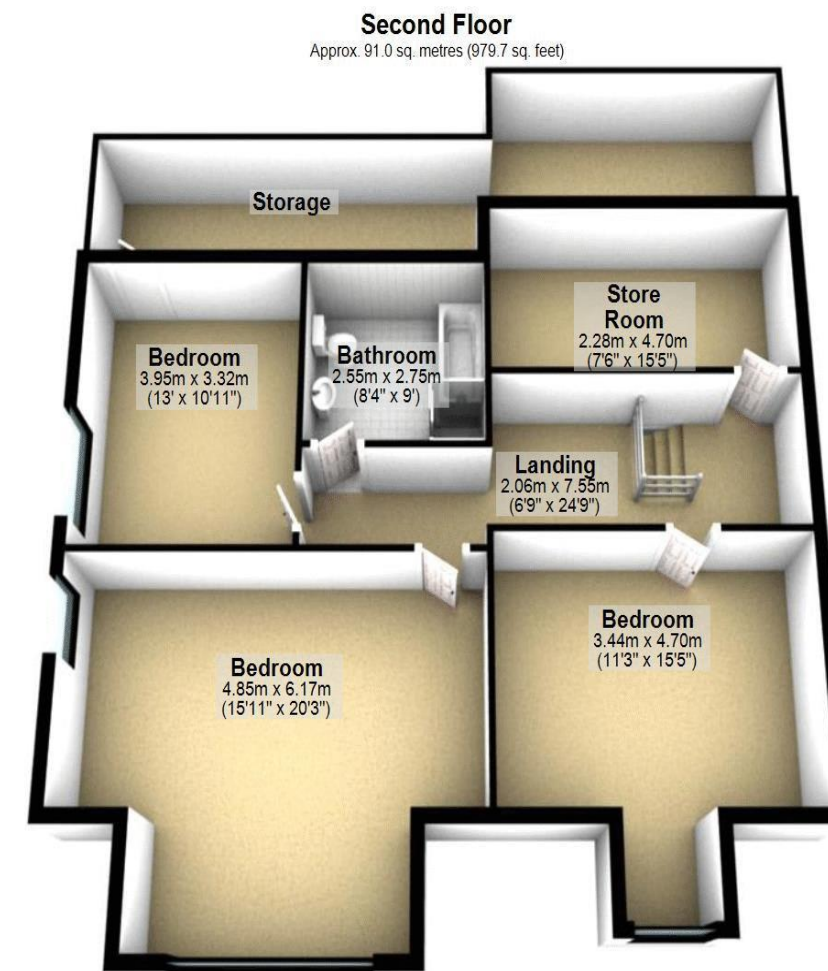
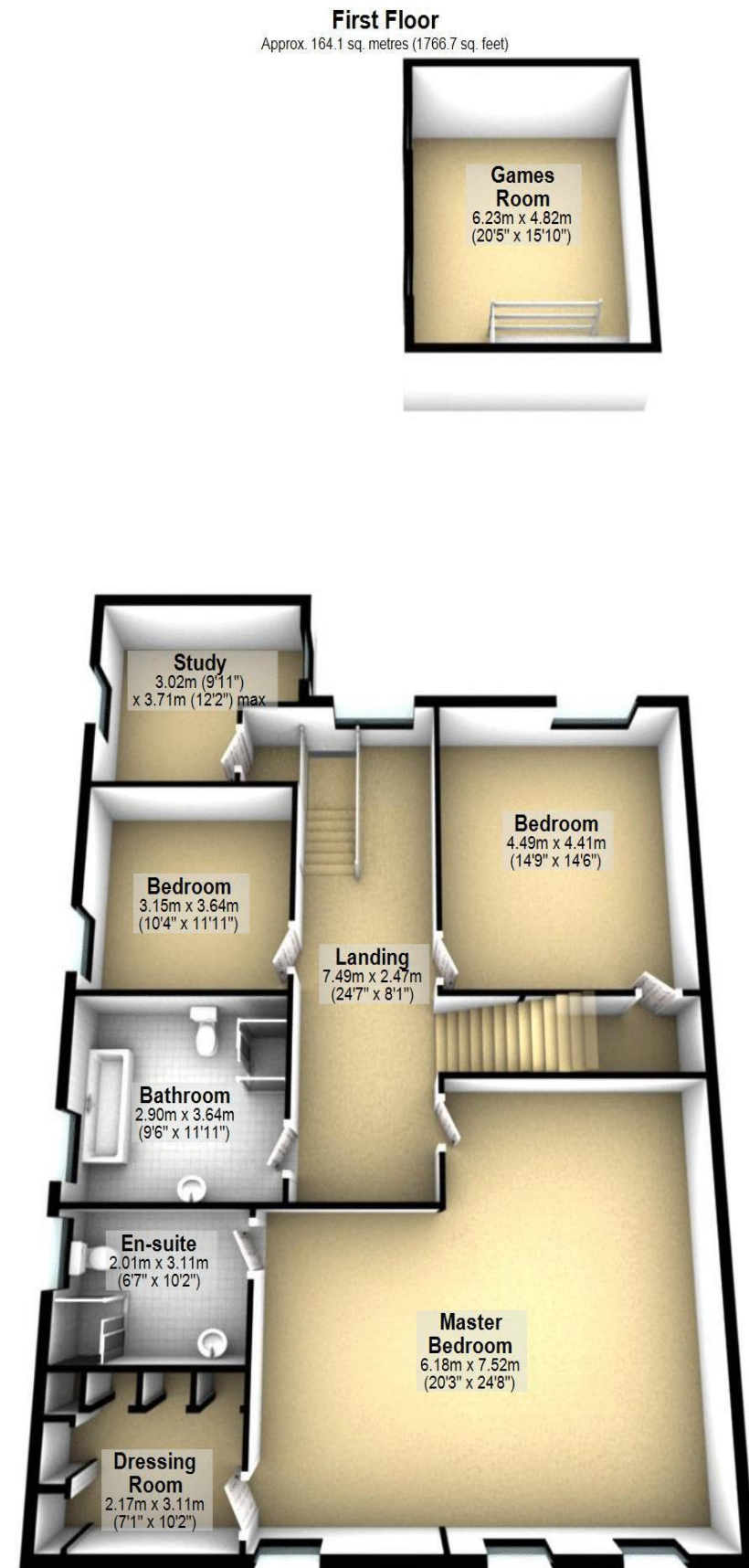
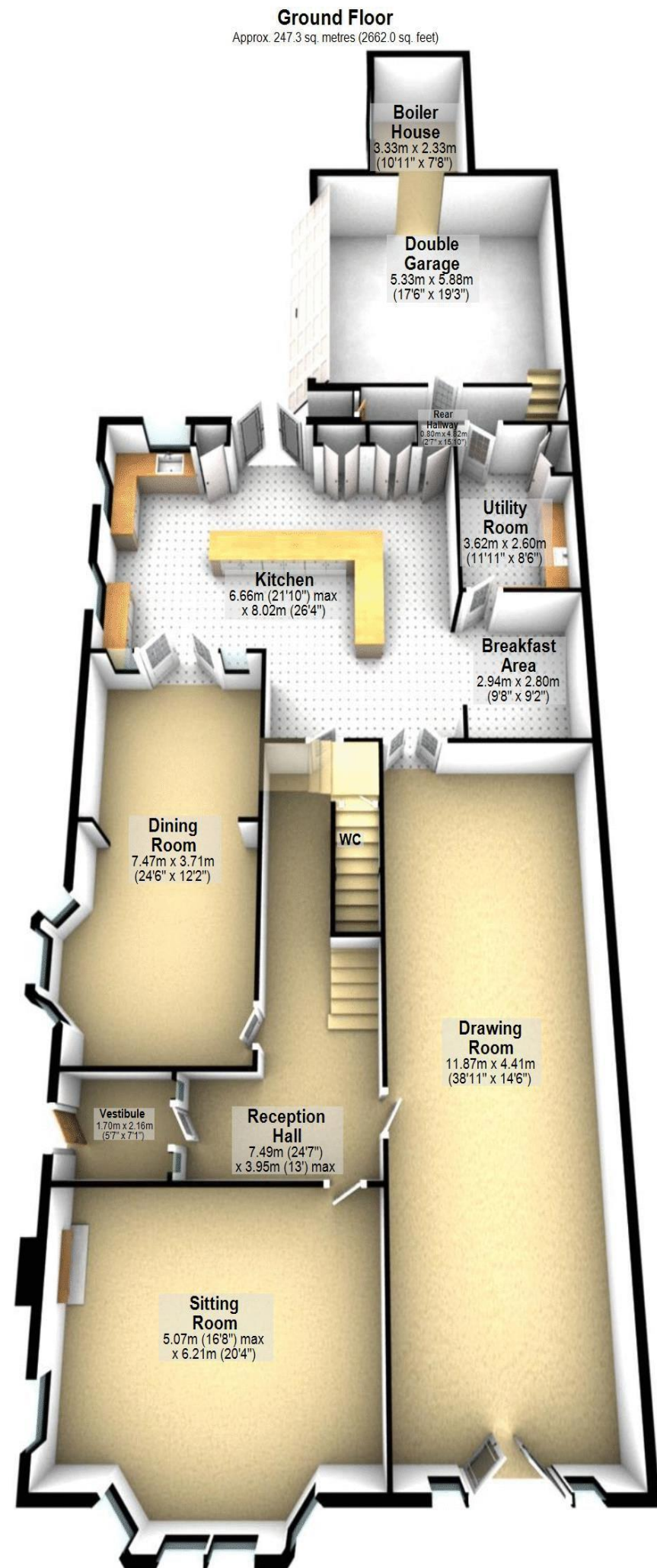


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Total area: approx. 502.5 sq. metres (5408.4 sq. feet)

Plan produced using PlanUp.
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Externally, the substantial gardens extend to the rear to give a superb west and northerly facing family garden, which enjoys the afternoon and evening sunshine in the summer months. It also extends with an L-shaped secret garden, to the rear of 6 Linden Road, which is a further feature that the property enjoys. This secret garden shows great potential (subject to normal planning consents) to be used to create an additional annex or gym/swimming pool.

Brantwood, 41 Elmfield Road is a highly impressive home and benefits from double glazing throughout, underfloor heating to all bathrooms and kitchen, a gas central heating system, including two twin Vaillant gas boilers and a pressurised commercial hot water cylinder system, as well as contemporary individual radiators.

Elmfield Road is ideally located in the heart of Gosforth for easy access to Gosforth's High Street with its wide range of shops, cafes and restaurants, as well as outstanding public and private schools.

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



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rare!
From Sanderson Young