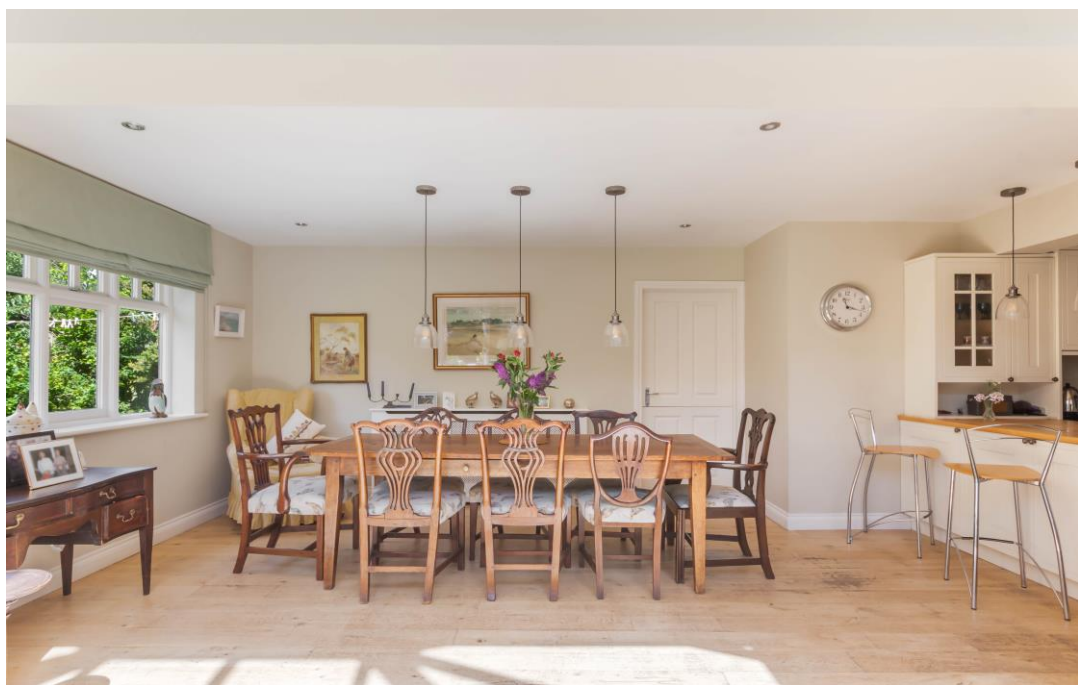




70 Northfield Road

Gosforth





70 Northfield Road Gosforth, Newcastle upon Tyne, NE3 3UN

This wonderful, period detached family home occupies a beautiful and highly desirable garden site and is proudly positioned on the corner of the desirable Northfield Road and Elgy Road, Gosforth.

The house offers a direct frontage with a lovely open aspect over the delightful Elgy Green and enjoys a predominately south and west facing garden which is located at the side and rear of the property, which is very rare and very much sought after within central Gosforth.

The property has been in the ownership of the same family for nearly 60 years and has been greatly improved and extended in more recent years.

A double gated entrance leads up to the block paved driveway and connects to a double length integral garage, to the rear of which is a secure store room.

The entrance porch has been a more recent addition and leads through to the central reception hallway with lovely wood flooring, staircase to the first floor with under stairs store, gives access onto a ground floor cloakroom with WC and connects back through to the integral garage

Price Guide:

Guide Price £1,200,000









The sitting room is located to the side of the property and enjoys an attractive fireplace with wood burning stove and a dual aspect over the front and rear gardens.

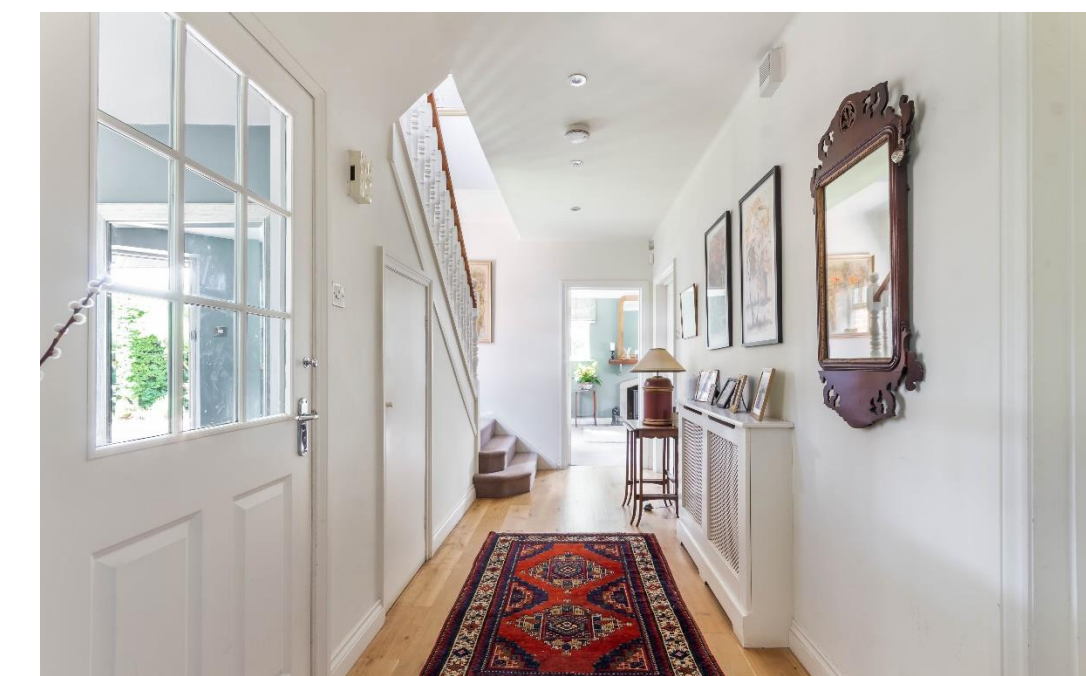
The original dining room is now positioned to the centre of the property and is set out as a study and tv snug room and offers double doors that lead onto the impressive extension that has been added to the rear of the property. The kitchen is well fitted with a range of cabinets, breakfast bar, range cooker and integrated appliances and opens out onto the dining room, which also forms part of a more recent extension to the house which has access in turn to the utility and laundry room at the side of the property. The new dining area opens up to a very attractive and impressive family room and day to day living area, which is ideal for family buyers and offers a large glazed atrium with double doors leading out onto the rear gardens and enjoys a lovely aspect overlooking the gardens.

The main entrance hallway leads to the staircase that in turn leads up to the first floor landing of the house and gives access to three large double bedrooms and a lovely family shower room, as well as an ensuite bathroom with slipper bath. The first floor also has a fourth single bedroom which is currently used as a study.

The main staircase links to the extended top floor where the attic space has been converted to create a teenager's bed sitting room, with Velux windows, and it is believed that this would be easy to redesign further with the addition of dormer windows to create two further bedrooms in this area.

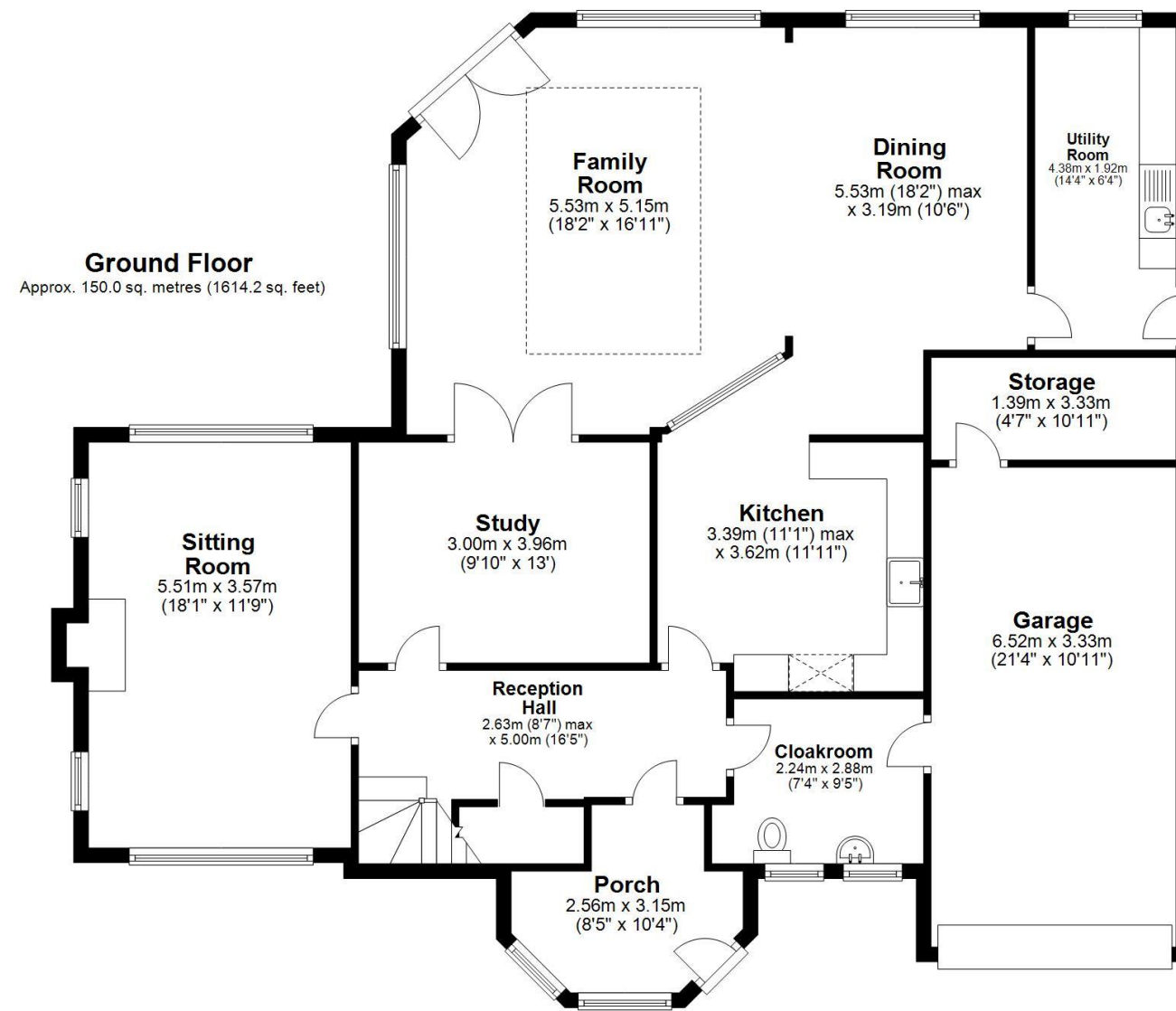


Mary Walker
0191 223 3500
Mary.Walker@sandersonyoung.co.uk

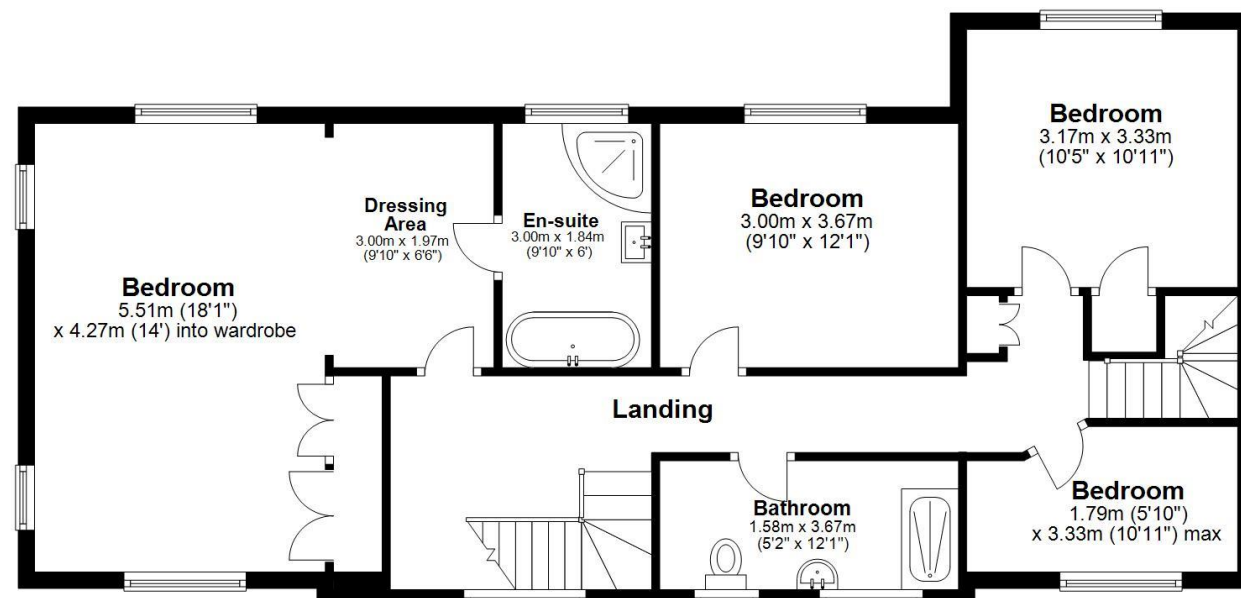




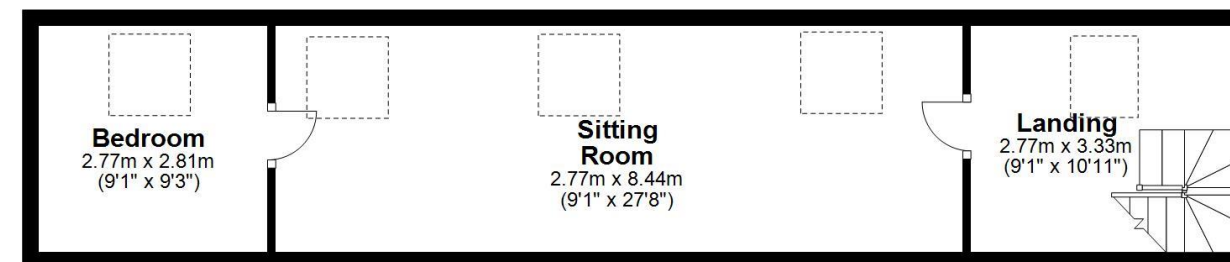




First Floor
Approx. 86.9 sq. metres (935.8 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 277.9 sq. metres (2991.0 sq. feet)
70 Northfield Road, NEWCASTLE UPON TYNE

The property has gas central heating, double glazing set into wood frames, and lovely open light rooms which have great aspects overlooking the garden.

The delightful gardens are an extremely significant feature of this lovely property, with tall beech hedge boundaries offering adequate privacy from the outside world with lovely paved patio terraces. The rear gardens are predominantly south and west facing and laid mainly to lawn with well stocked borders and fenced boundaries.

Well presented throughout, with double glazed windows and gas central heating, this excellent detached family home simply demands an early inspection and viewings are deemed essential.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: E



70 Northfield Road

Gosforth



rare!
From Sanderson Young