



27 Montagu Avenue

Gosforth





27 Montagu Avenue Gosforth

Substantial Detached Period Residence Boasting Three Reception Rooms, Open Plan Kitchen/Dining and Family Space with Orangery, Five Double Bedrooms with Three Bathrooms, Lovely Front Gardens with Off Street Parking & Incredible South Facing Lawned Gardens with Open Aspect Over Newcastle's Town Moor.

This delightful, detached period home dates back to the mid 1920's and was originally purchased by the current owners back in 2005. The property itself is perfectly placed to the south backing side of the prestigious Montagu Avenue, one of Gosforth's prime residential locations which is located just off Kenton Road, and provides some of the largest, detached period homes in this area.

The property is also situated only a short walk from Gosforth High Street with its shops, cafes and amenities whilst also being placed next to Newcastle's Town Moor offering direct access to wonderful open green spaces and lovely walks into Newcastle City Centre and Jesmond. Outstanding state and independent schooling is also located only a short walk away

Price Guide:

Guide Price £2,250,000

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The internal accommodation comprises:

Lobby with cloak cupboard | Entrance hall with ground floor guest WC and return staircase leading to the first floor | To the right hand side of the entrance hall is a lovely reception room, currently utilised as a home study, with dual aspect windows and beautiful period fireplace | Lounge, which is generous in size with fireplace and south facing walk-in bay window and French doors leading out onto the rear terrace and gardens Dining room, again with walk-in bay and doors to the gardens To the left hand side of the ground floor is a kitchen/dining and family room which measures the full depth of the property and offers solid wood, hand painted cabinetry with integrated appliances. The dining area is open to the lovely orangery with views of the gardens and door to terrace | A door then leads from the kitchen to the utility room and garage.

The stairs then lead up to the generous first floor galleried landing with reading area and then onto two bedrooms and a family bathroom with three piece suite and store cupboard Bedroom one is a generous double suite with south facing walk-in bay offering spectacular uninterrupted views over the moor and fitted storage with hidden door offering access to a large ensuite bathroom | Bedroom two is also another double room with south facing window and views

A door then leads through to a reading area/bedroom five and presents a staircase that leads up to the extended second floor with a further two bedrooms and a bathroom

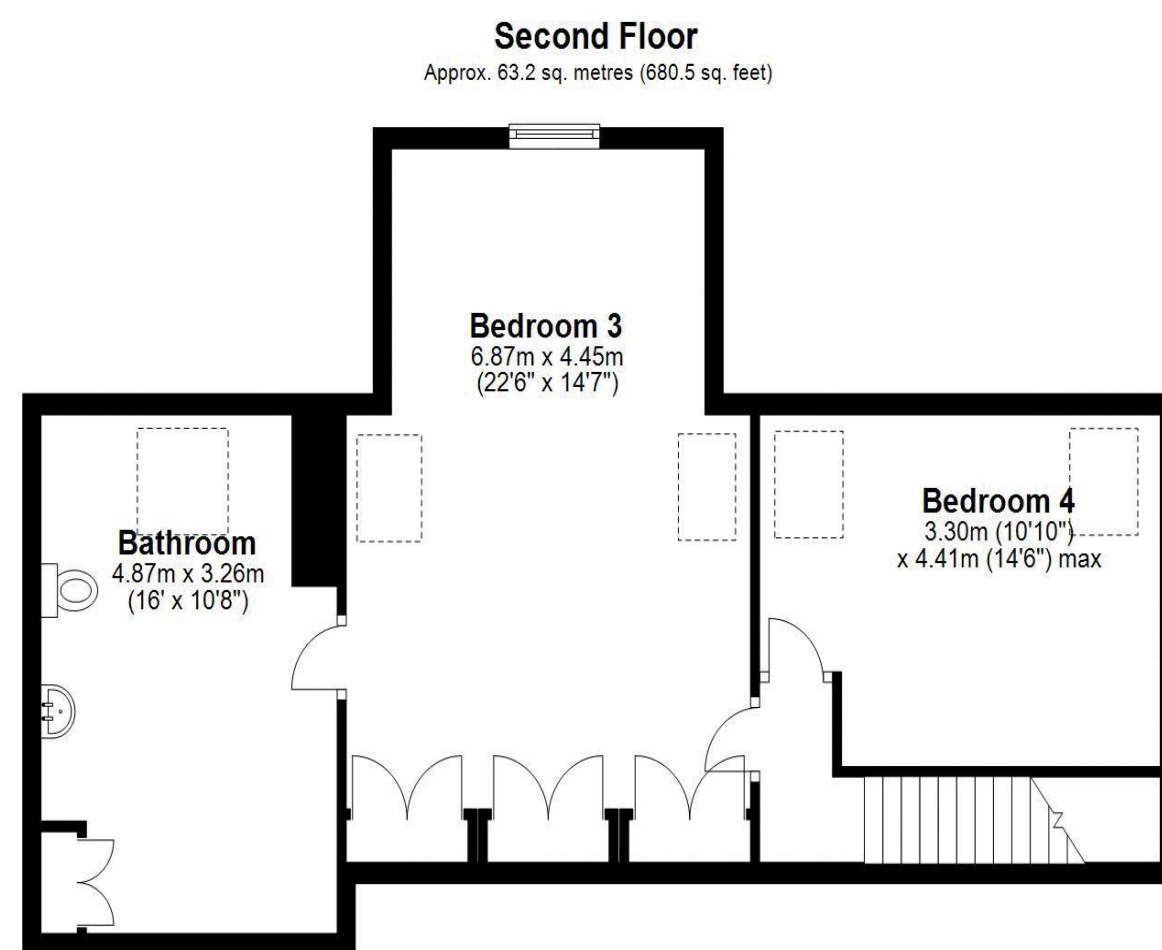
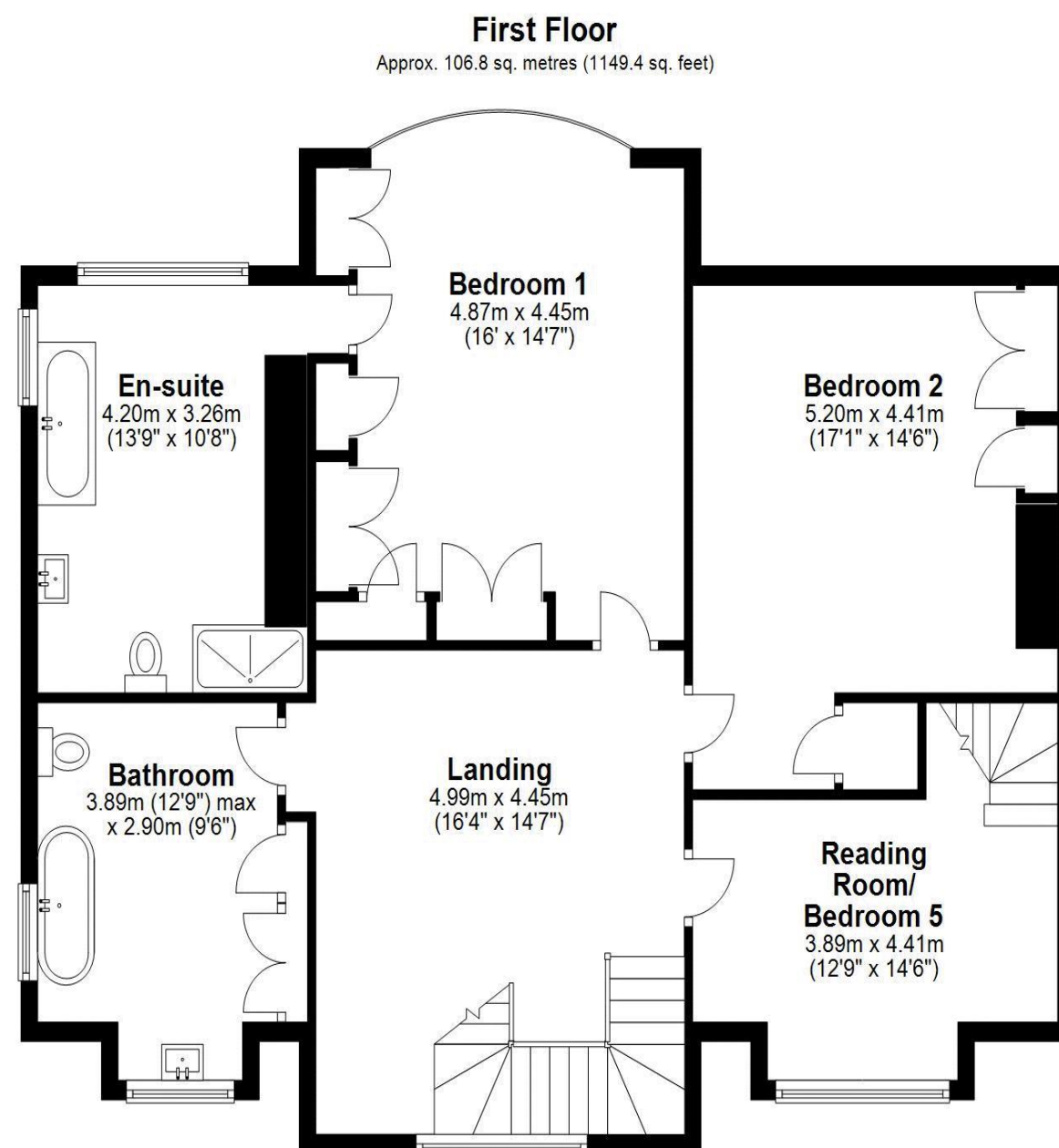
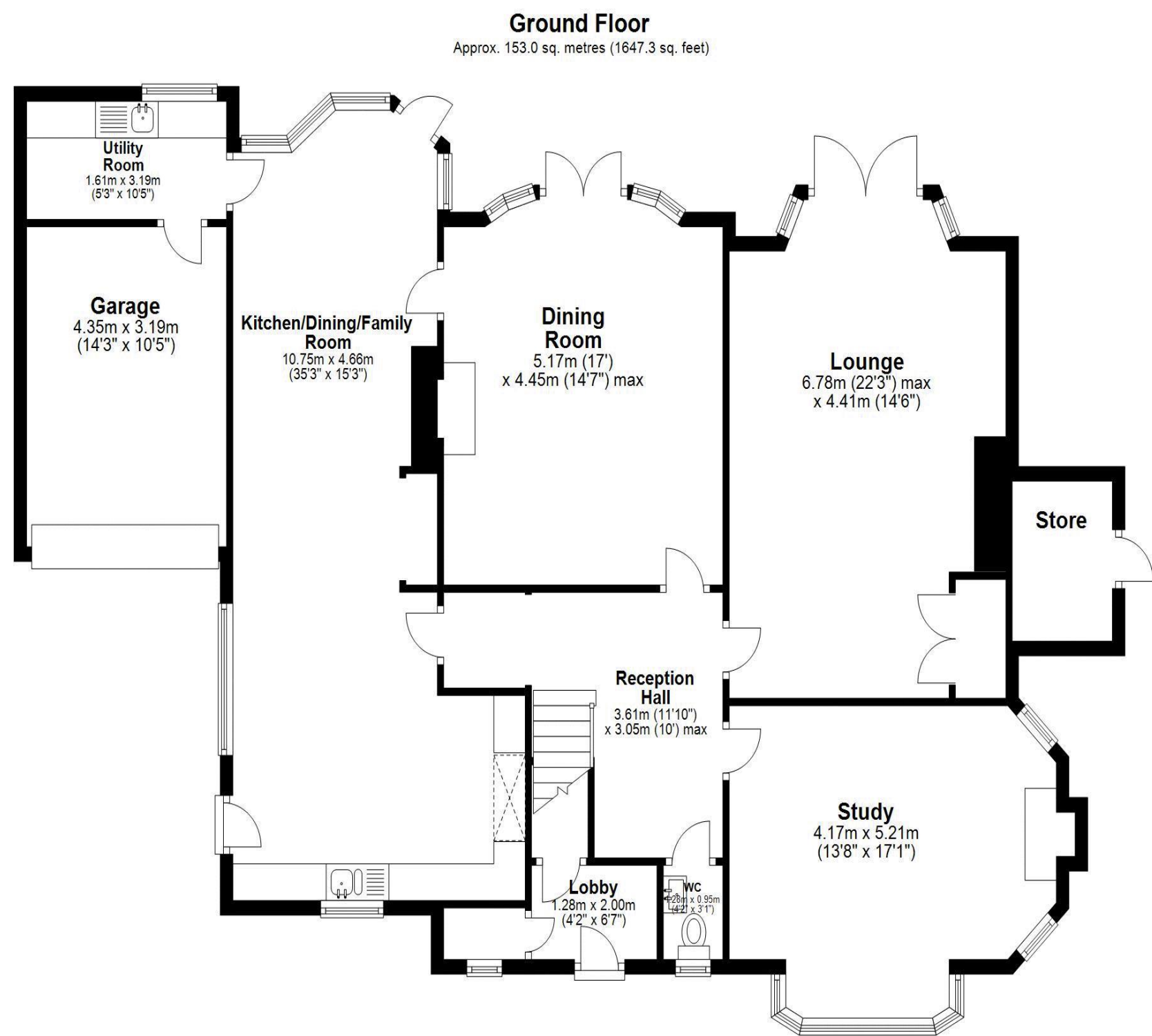


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Total area: approx. 323.0 sq. metres (3477.2 sq. feet)
27 Montagu Avenue, NEWCASTLE UPON TYNE



Externally, the property enjoys a magnificent position on Montagu Avenue and offers one of the larger plots. The front gardens are presented to an excellent standard with walled boundaries and wrought iron railings with a dual driveway offering secure off street parking for multiple vehicles and access to the single garage with up and over door.

The delightful, landscaped rear gardens are one of the main features of this wonderful home and extend all the way down to the moor with private gated access onto the moor itself. The gardens are tiered into three large sections with an abundance of well stocked borders and a large paved terrace which is perfect for entertaining or dining al fresco. At the very bottom of the garden is a burn and sunken area which is perfect for the hot summer months.

Well presented throughout, with gas 'Combi' central heating, this charming detached family home is exceptionally rare to the market and early internal viewings are deemed essential to fully appreciate the full potential of this excellent plot.

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



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rare!
From Sanderson Young