



37 Montagu Avenue

Gosforth





37 Montagu Avenue
Gosforth, NE3 JH

37 Montagu Avenue is a very special and rare detached family home in the heart of Gosforth, boasting a number of original features. This lovely property has been owned by the same family for 55 years, they are only the second owners following the family who built the home to their specification in 1934.

This unique property, which is in need of some updating, was a fabulous example of the architecture of this period with its Art Deco influences, striking green pantiled roof and curved walls.

A very significant feature of this fabulous home is its magnificent south facing garden site which extends to 0.413 acres and adjoins the wonderful open spaces of Newcastle's Nuns Moor. Three of the bedrooms enjoy views over the stunning south facing garden.

Price Guide:
Offers Over £1,450,000

5 3 2 D







The house has been well cared for and maintained with accommodation comprising:

Ground Floor: Unique corner entrance, leading through to the stunning reception hall with its curved staircase leading to the first floor circular galleried landing, flooded with natural light from the skylight set into the roof above | Cloakroom/WC | Elegant drawing room with impressive semi-circular bay window and feature fireplace | Family sitting room with stone fireplace, cabinetry to the alcoves, large windows and sliding patio doors to the terrace |

Lovely dining room with wood panelling, original serving hatch to the kitchen, fireplace and stepped ceiling; the ceiling detail in all three reception rooms is very special as is the aspect overlooking the south facing gardens | Kitchen/breakfast room with a range of wood cabinets and integrated appliances, featuring original (disconnected) internal bellboard | Maid's parlour providing a useful study area | Utility room | Boiler room which houses the more recently installed gas boiler | Separate gardener's WC. There is also a very useful larder cupboard and access from the double garage into the main house.



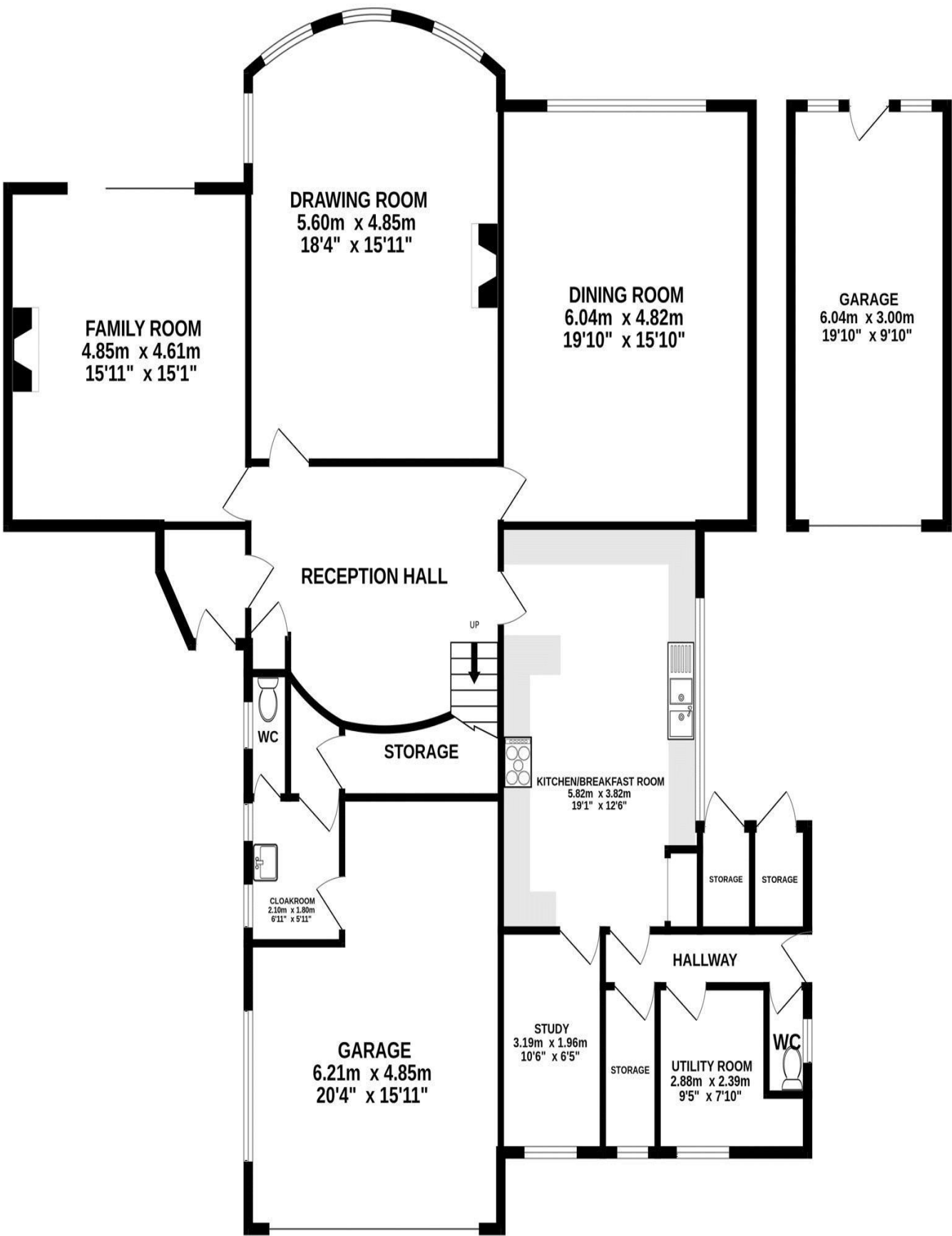
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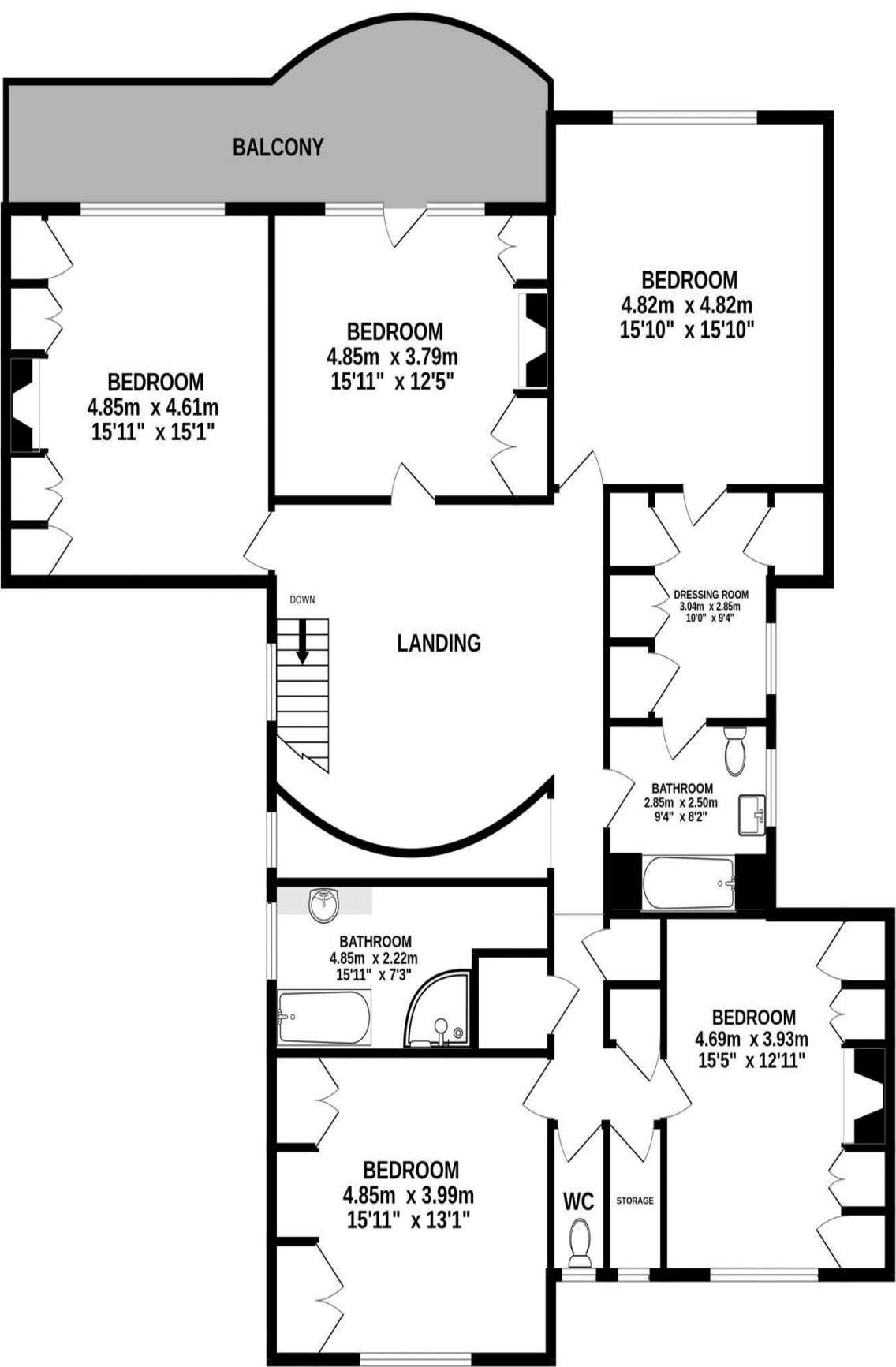




GROUND FLOOR
198.4 sq.m. (2136 sq.ft.) approx.



1ST FLOOR
165.3 sq.m. (1779 sq.ft.) approx.



First Floor: Master bedroom with dressing room, ensuite bathroom/WC | Four further double bedrooms, one of which has access to the balcony overlooking the rear gardens | Fitted cupboards to corridor including original floor-to-ceiling linen closet | Family bathroom, refurbished in more recent times

Externally: The stunning rear garden enjoys a patio terrace, beautiful sitting areas, lawned gardens with mature flower and shrub borders, and superb mature trees providing privacy. To the front of the property is a large open driveway and courtyard, leading to the integral double garage, and access to paths which lead down either side of the house to the rear. There is also a very useful separate single garage to the side of the property.

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

TOTAL FLOOR AREA : 363.7 sq.m. (3915 sq.ft.) 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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rare!
From Sanderson Young

