



NORTH AVENUE

Gosforth | Newcastle upon Tyne



rare!

From Sanderson Young

North Avenue

Gosforth | Newcastle upon Tyne | NE3 4DS

A very special and luxurious property in a prime location in central Gosforth, remodelled to a highly impressive standard

Price: From £2,250,000

Newcastle City Centre 2.9 miles, Newcastle International Airport 5.2 miles, Metrocentre 6.6 miles (all distances are approximate)

- Fabulous detached family home in the heart of central Gosforth
- Extensively refurbished, remodelled & extended to a superb standard
- Magnificent open plan family sitting room, dining area & kitchen
- Outstanding interior design with many original features retained

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DESCRIPTION

23 North Avenue provides a fabulous, detached family home in a prime location in the heart of central Gosforth on this beautiful tree lined avenue. This very special property has been extensively refurbished, remodelled and improved to a superb standard with outstanding interior design and retaining many original features including beautiful stained glass windows, ornate cornicing and ceiling roses and the impressive staircase. The large double storey extension to the rear of the house has created tremendous extra space and completes this luxurious home which is conveniently located a short walk from Gosforth High Street and only 50 yards from Gosforth Lawn Tennis Club.

The accommodation comprises:

Ground Floor: Impressive principal entrance leading to vestibule | Reception hallway with stunning staircase, beautiful panelling, fabulous flooring and glass cabinet/wine store | Cloakroom WC | Formal drawing room with bay window and beautiful fireplace | Dining room, currently used as a children's playroom, with bay window | Magnificent open plan family sitting room, dining area and kitchen, stretching the full width of the rear of the house, with two very large floor to ceiling sliding doors giving access to the patio terrace and gardens | Highly impressive kitchen with breakfasting area and individual booth, central island, contrasting handmade wood cabinets, beautiful marble worktops, extensive built in appliances and a lovely cooking range | Family sitting room with media wall, fabulous built in furniture and storage space | Dining area with marble fireplace | Utility and laundry room | Gymnasium with mirrored walls and doors to the rear garden









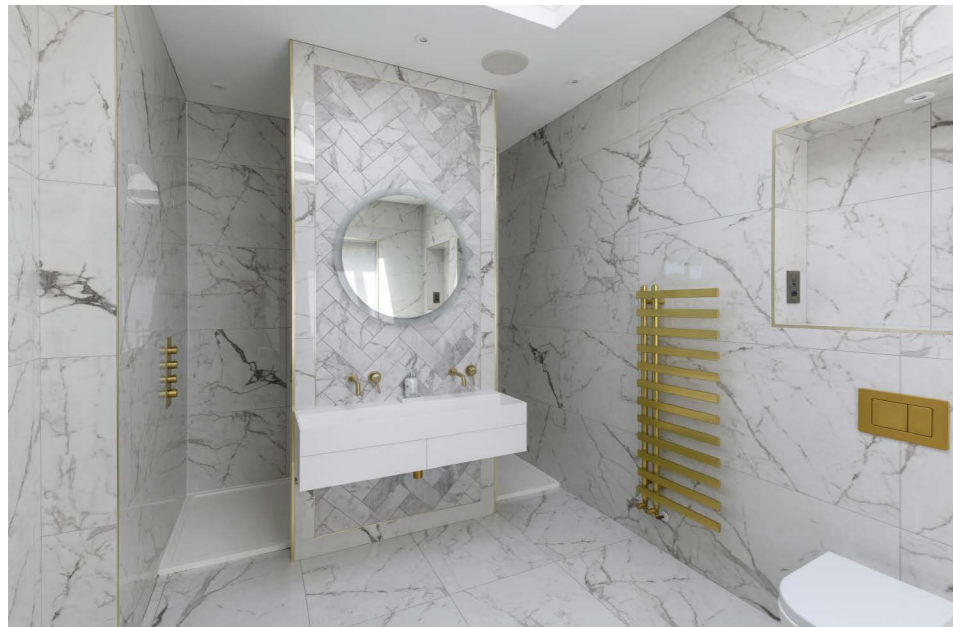
First Floor: Master bedroom suite occupying the majority of the rear of the house, comprising a stunning bedroom, luxury fully fitted dressing room, and an ensuite bathroom with four piece suite including double wet room shower, slipper bath, stunning tiling and marble fittings | The bathroom has great natural light from the lantern light above | Guest double bedroom, superbly fitted, with luxury ensuite shower room WC | Three further bedrooms to the first floor, two of which are large doubles and one a smaller double with access into the loft | Family bathroom | Planning is granted (Ref 2022/1971/01/HOU) to convert the loft space into two further bedrooms with an ensuite Jack & Jill bathroom and lovely dressing rooms

The property has superb double glazing with all the windows having been replaced, period style radiators, beautiful lighting, Sonos sound system throughout the house, an alarm system and CCTV surveillance.

Externally, the house has an excellent wide frontage with access via electrically operated sliding gates into a courtyard providing parking for three cars; the front garden is very well presented and designed and there is an attached single garage. The rear garden has a raised up terrace and deck and leads down to the lower lawned garden, which is significant in size, and then connects to the side of the property where there is a large 80sq.m. deck which enjoys the afternoon and evening sunshine from its open westerly aspect.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: G







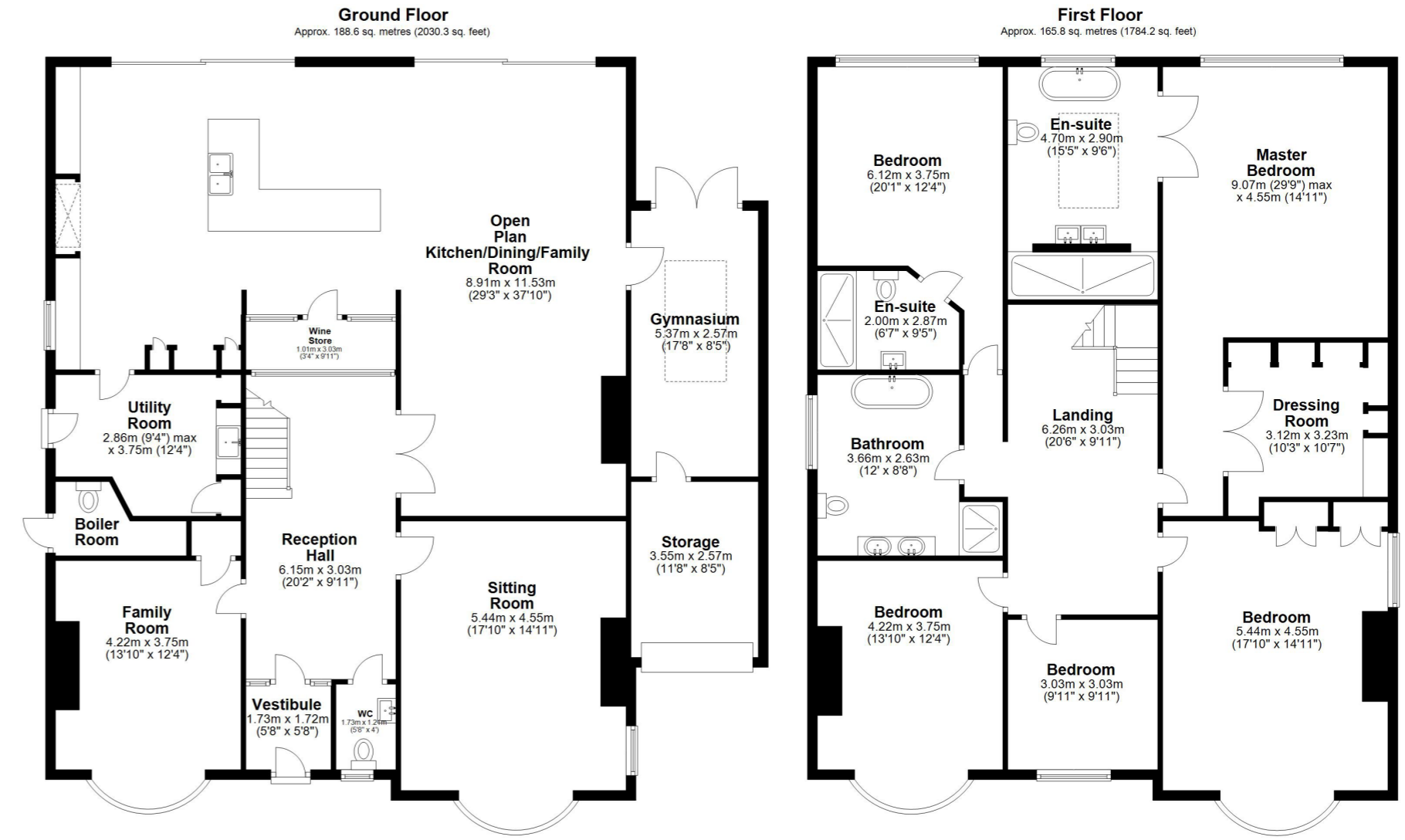
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FLOORPLANS



Total area: approx. 354.4 sq. metres (3814.5 sq. feet)
23 North Avenue, Gosforth, -





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