



45 Linden Road

Gosforth



SANDERSON
YOUNG





45 Linden Road Gosforth, NE3 4HA

Substantial Period Family Home Featuring Six Bedrooms, Three Bathrooms, Four Reception Rooms Including a Stunning Drawing Room, Kitchen/Diner, Garage & Lovely Front & Rear Gardens!

This wonderful and uniquely large Edwardian property is purpose built over three storeys and is ideally located within the heart of Gosforth's Conservation Area on Linden Road, Gosforth.

Linden Road, which is one of Gosforth's most sought after residential streets, is ideally situated just off Elmfield Road and West Avenue and is well placed within Gosforth, close to excellent transport links, outstanding local schooling and the shops, restaurants and amenities of Gosforth High Street.

Price Guide:
Offers Over £825,000

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Retaining many fine features associated with the period and boasting in excess of 3,365 sq.ft (excluding the garage), the accommodation comprises: Entrance lobby through to entrance hall with understairs WC and staircase leading to the first floor | Lovely 18ft lounge with tall ceilings, west facing walk-in bay and fireplace with gas insert | Dining room with windows overlooking the rear courtyard and period feature fireplace | Breakfast room that connects through to the kitchen which benefits from a breakfast bar and integrated appliances throughout | Utility room with rear access.

The staircase then leads to the first floor and gives access onto two bedrooms and a further reception room | To the front of the property is a highly impressive full width drawing room, spanning over 21 ft, and with stunning views over Gosforth Lawn Tennis Club | The primary suite offers a substantial double bedroom with access onto an ensuite shower room/wc | The ensuite shower gives external access onto a balcony with staircase leading to the rear courtyard | To the rear of the first floor is a further double bedroom with ensuite shower/wc | Study.



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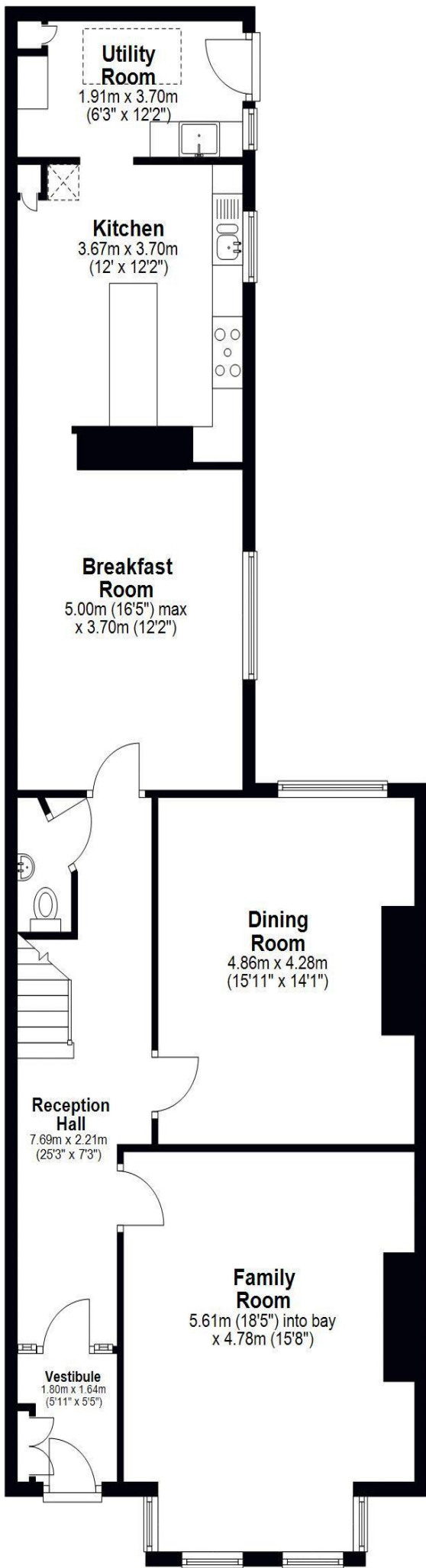




Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 17.2 sq. metres (185.6 sq. feet)



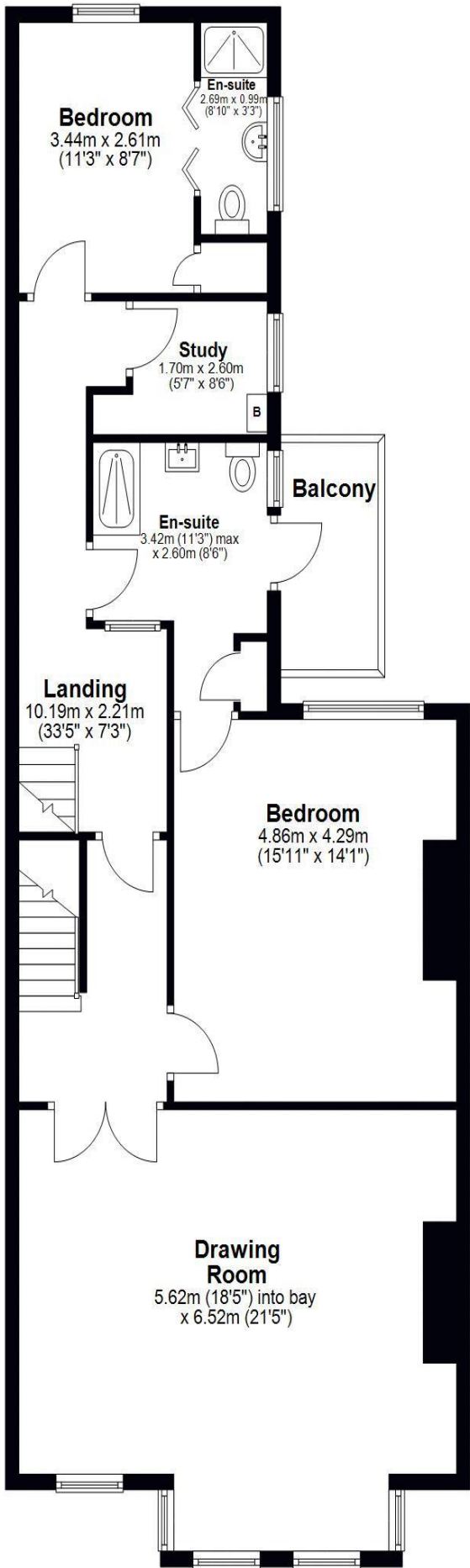
Ground Floor
Approx. 115.3 sq. metres (1241.4 sq. feet)



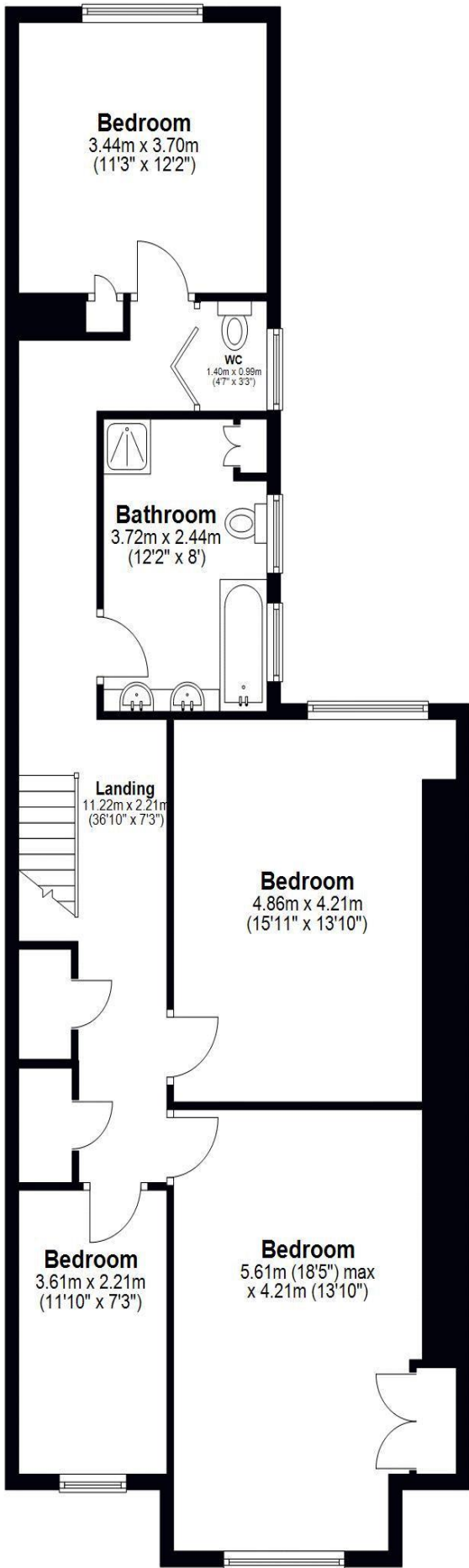
Main area: Approx. 312.6 sq. metres (3365.0 sq. feet)
Plus garages, approx. 17.2 sq. metres (185.6 sq. feet)

45 Linden Road, Gosforth, -

First Floor
Approx. 98.8 sq. metres (1064.0 sq. feet)



Second Floor
Approx. 98.4 sq. metres (1059.6 sq. feet)



The stairs then continue to the second floor landing and give access onto three further double bedroom and a smaller single bedroom | Family bathroom with five piece suite | Separate guest WC.

Externally, the property enjoys a well presented south west facing garden to the front with planted mature hedges offering a great degree of privacy, as well as a paved walkway. To the rear, is a lovely enclosed courtyard garden with walled boundaries and access to the garage with electronic roller garage doors providing secure off-street parking and access to the rear service lane.

Well-presented throughout, with tall ceilings and gas central heating, this wonderful, period family home simply demands an early inspection!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating E



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