



117 Kenton Road

Gosforth





117 Kenton Road Gosforth, Newcastle upon Tyne NE3 4NN

This immaculately presented and substantial family home has been beautifully extended and remodelled by the current owners and now offers one of the finest semi detached homes within Gosforth and the surrounding areas.

Boasting an impressive open plan kitchen/diner, living room, snug/playroom, five double bedrooms, a contemporary family bathroom, two stylish en-suites, extensive south west facing lawned rear garden and integral garage!

Situated on Kenton Road, the property is excellently placed to provide easy access into central Gosforth with its shops, cafes and restaurants whilst also being a short walk to outstanding local schooling.

Kenton Road also offers fantastic road transport links into Newcastle City Centre and is also located close to the A1 and Newcastle Airport providing fantastic links throughout the region.

Price Guide:

Offers Over £995,000

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Offering in excess of 3065 sq/ft of internal living space, the accommodation comprises:

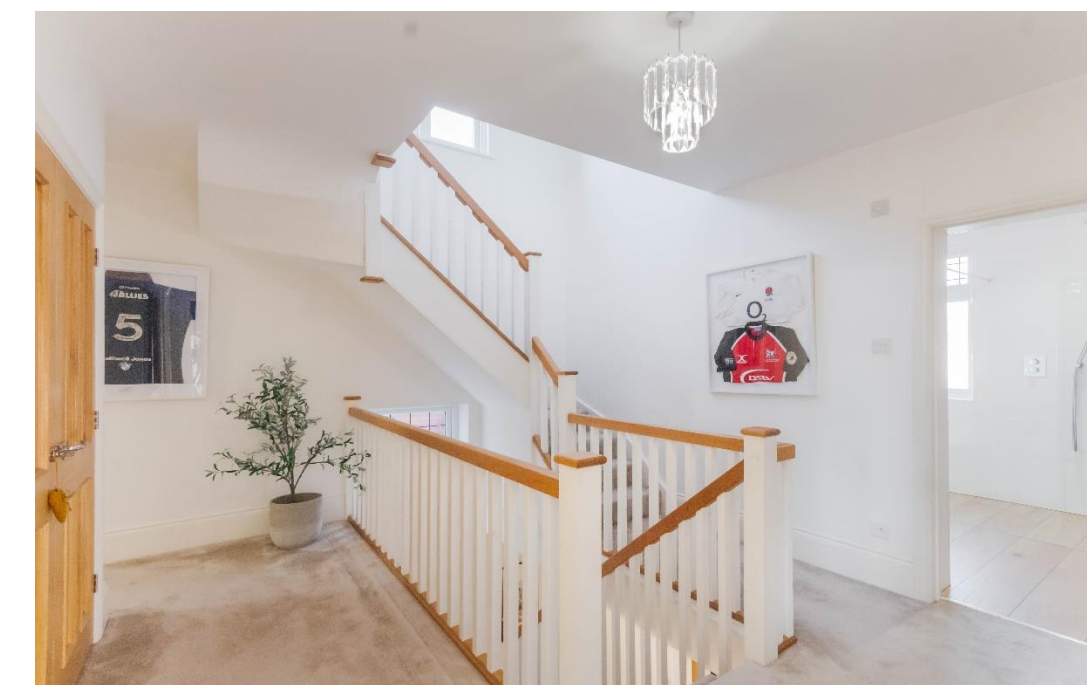
Entrance hall with ground floor guest WC and return staircase to the first floor | Front living room benefitting from bay window, log burning stove, fitted alcove storage and sliding pocket doors | Stunning open plan kitchen/dining and living room with log burning stove and glazed sliding doors onto the rear terrace | The kitchen is extremely well equipped with modern cabinetry and worktops, integrated appliances throughout and large central island with breakfast bar | Snug/playroom with westerly aspect and sliding pocket doors | Utility room with fitted units and access to the integral garage to the ground floor

The stairs then lead up to the first floor landing and give access onto four double bedrooms | Bedroom two is a generous double bedroom situated to the rear of the property with access on to a beautifully appointed ensuite shower room/wc | Bedrooms three and four are further large double bedrooms | Bedroom five is a smaller double bedroom | The family bathroom is accessed just off the landing and offers a fantastic and contemporary four piece suite, including standalone bath tub

The staircase then continues up to the second floor of the property and on in turn to a magnificent primary suite | The main bedroom enjoys a large double bedroom with separate dressing room, as well as an equally as impressive ensuite bathroom/WC with separate shower

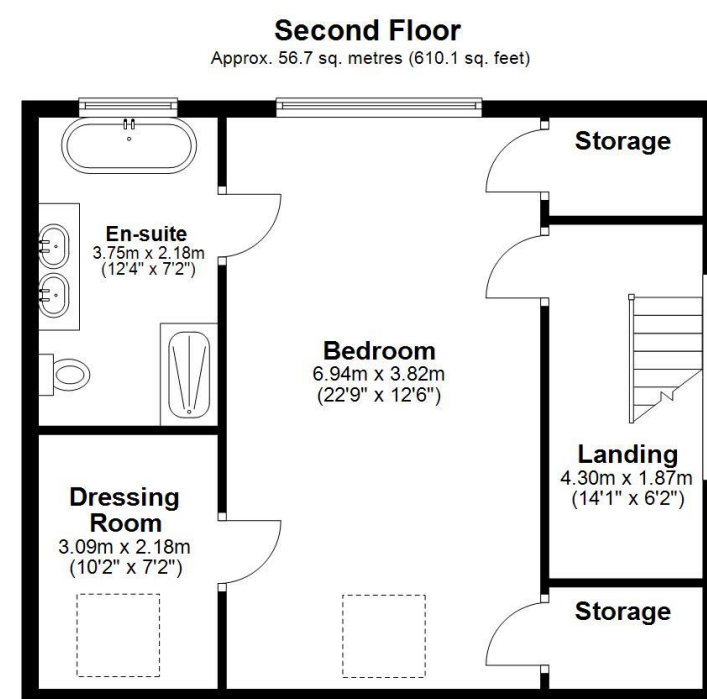
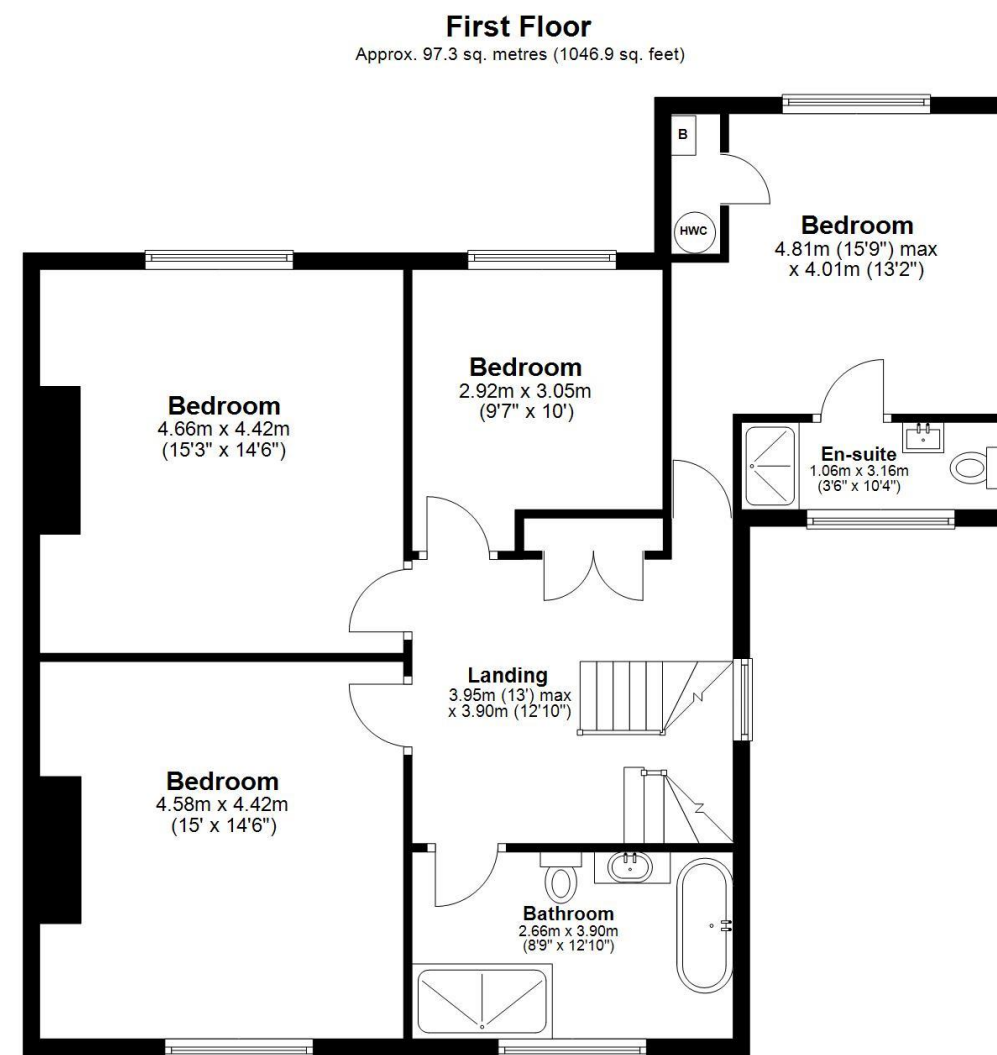
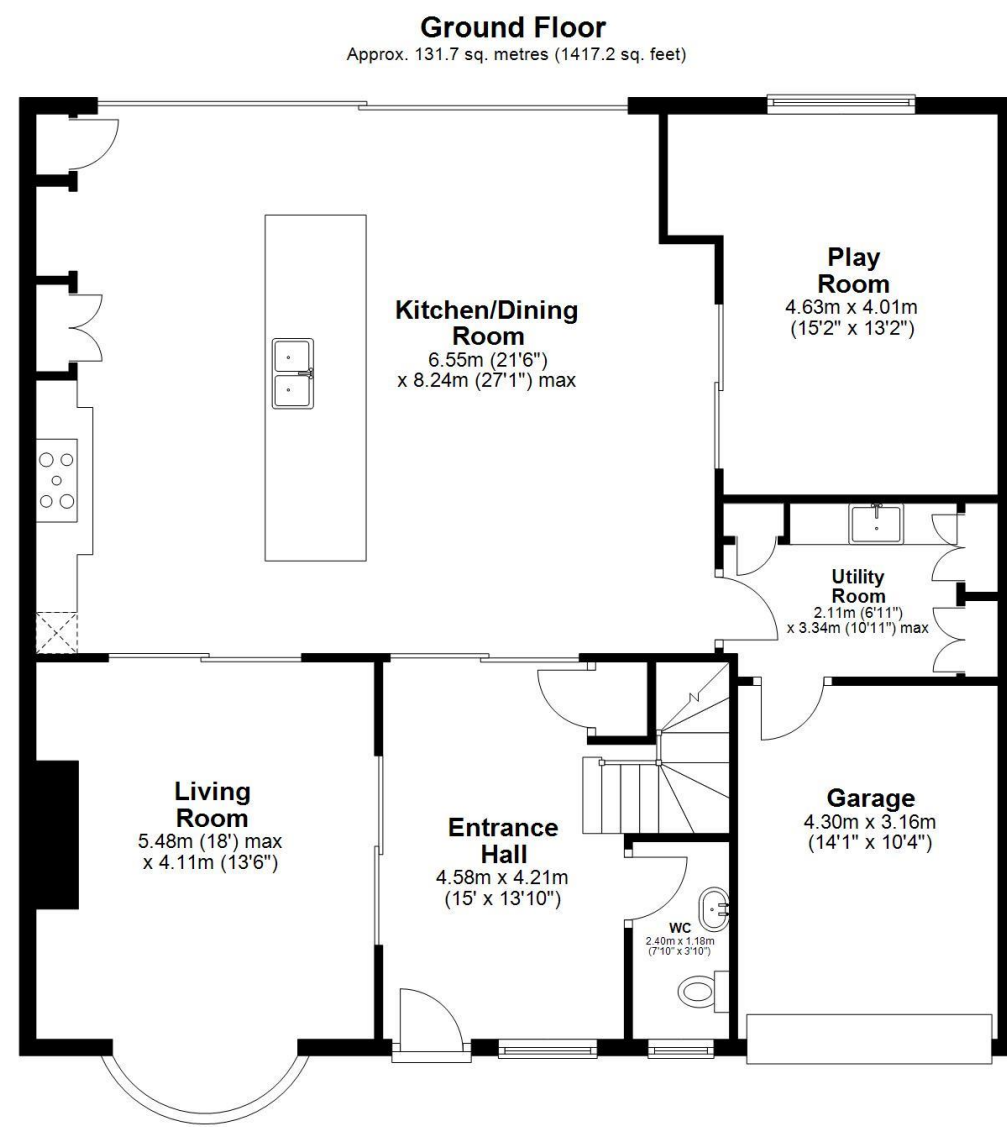


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Total area: approx. 285.6 sq. metres (3074.2 sq. feet)
117 Kenton Road, -



Externally, the property is accessed via a block paved driveway offering off street parking for multiple vehicles as well as a front lawned garden with mature hedging offering a great degree of privacy

To the rear is a delightful and extensive south west facing family garden which is laid predominantly to lawn with a well appointed paved stone terrace which is perfect for entertaining with fenced boundaries and planted borders.

Impeccably presented throughout, with gas central heating, double glazing and an integral garage with electric roller door, this fantastic, fully re-furbished family home simply must be viewed to fully appreciate the quality and size of accommodation on offer.

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



Once upon a time...



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rare!
From Sanderson Young