



11 Beechfield Road

Gosforth





11 Beechfield Road
Gosforth, Newcastle upon Tyne NE3 4DR

Situated on the south side of Beechfield Road, and occupying a lovely garden plot, is this fabulous three storey, semi detached family home. The property has been beautifully refurbished and completely overhauled to the very highest of standards with stunning interior design.

This beautiful period property boasts five generous double bedrooms, three contemporary ensuites and an equally as impressive family bathroom, two generous reception rooms and a magnificent open plan kitchen/dining/living room.

The property itself is perfectly located within the very heart of Gosforth's Conservation Area, and is tucked just off from North Avenue and Brackenfield Road, offering direct access to Gosforth High Street, with its shops, cafes and restaurants and is also placed only a short walk from outstanding local state and independent schooling.

Price Guide:
GuidePrice £2,250,000

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Boasting in excess of 4231 sq/ft of accommodation, the internal living space comprises:

Ground Floor: Entrance vestibule with feature tiled flooring
Ground floor WC | Impressive hallway with return staircase leading to the first floor | Substantial living room benefitting from a log burning stove, bespoke fitted backlit alcove storage, feature lighting and bay window | Dining room with fitted bespoke bar area

The rear of the property offers a stunning, full width, open plan kitchen/dining/living room with triple bay window onto the rear gardens | The kitchen is extremely well equipped with newly installed contemporary cabinetry and worktops, integrated 'Miele' appliances throughout and oversized central island with breakfast bar | Separate utility room with sink

First Floor: Three state of the art bedroom suites | The primary suite is situated to the rear and runs the full width of the property with the large double bedroom connecting through to a custom made dressing room with well appointed cabinetry, and on in turn to a wonderful ensuite bathroom with four piece suite | Bedroom two is a further large double bedroom with lovely dual aspect views overlooking Elgy Green | Ensuite shower room/wc with dressing area | Bedroom three is the final double bedroom to the first floor, also offering an ensuite shower room/wc

Second Floor: Two further significant double bedrooms, which share the usage of a great family bathroom with four piece suite

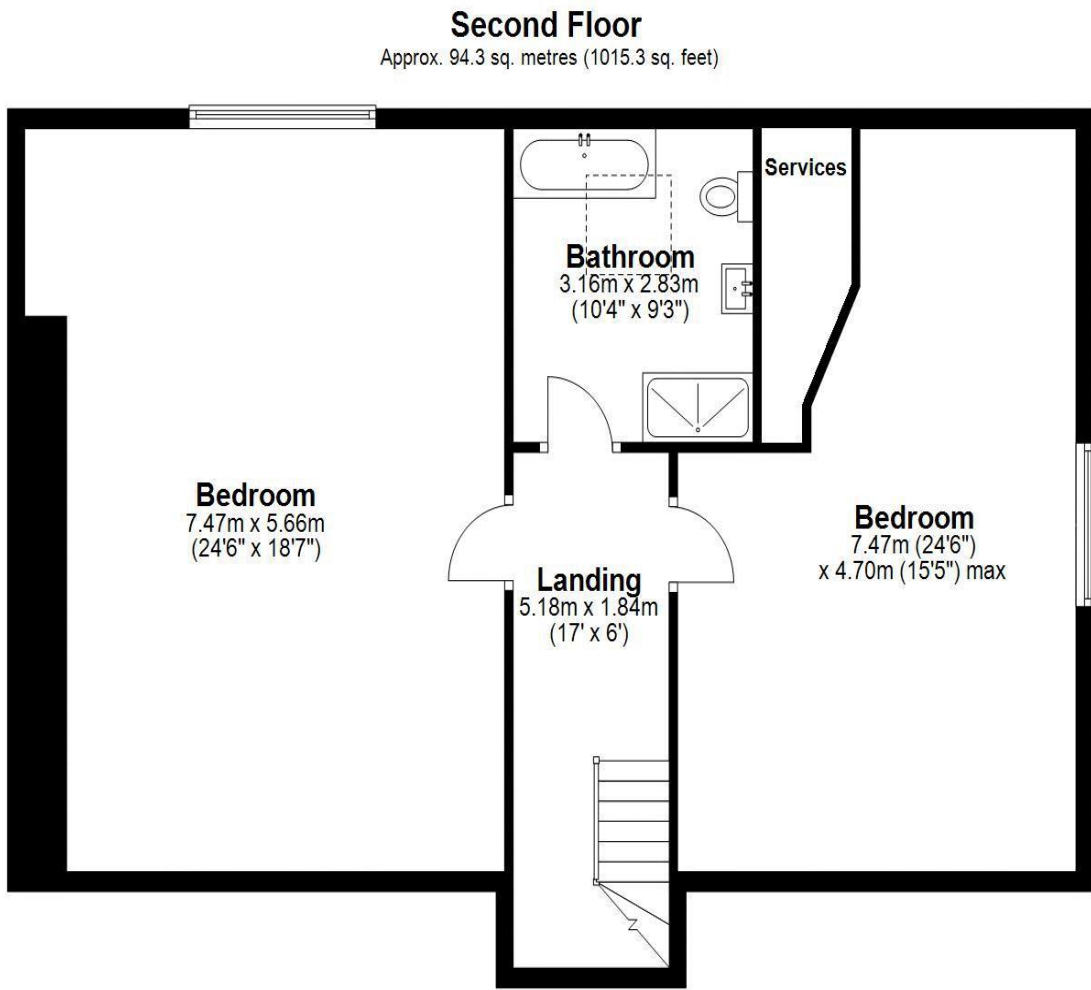
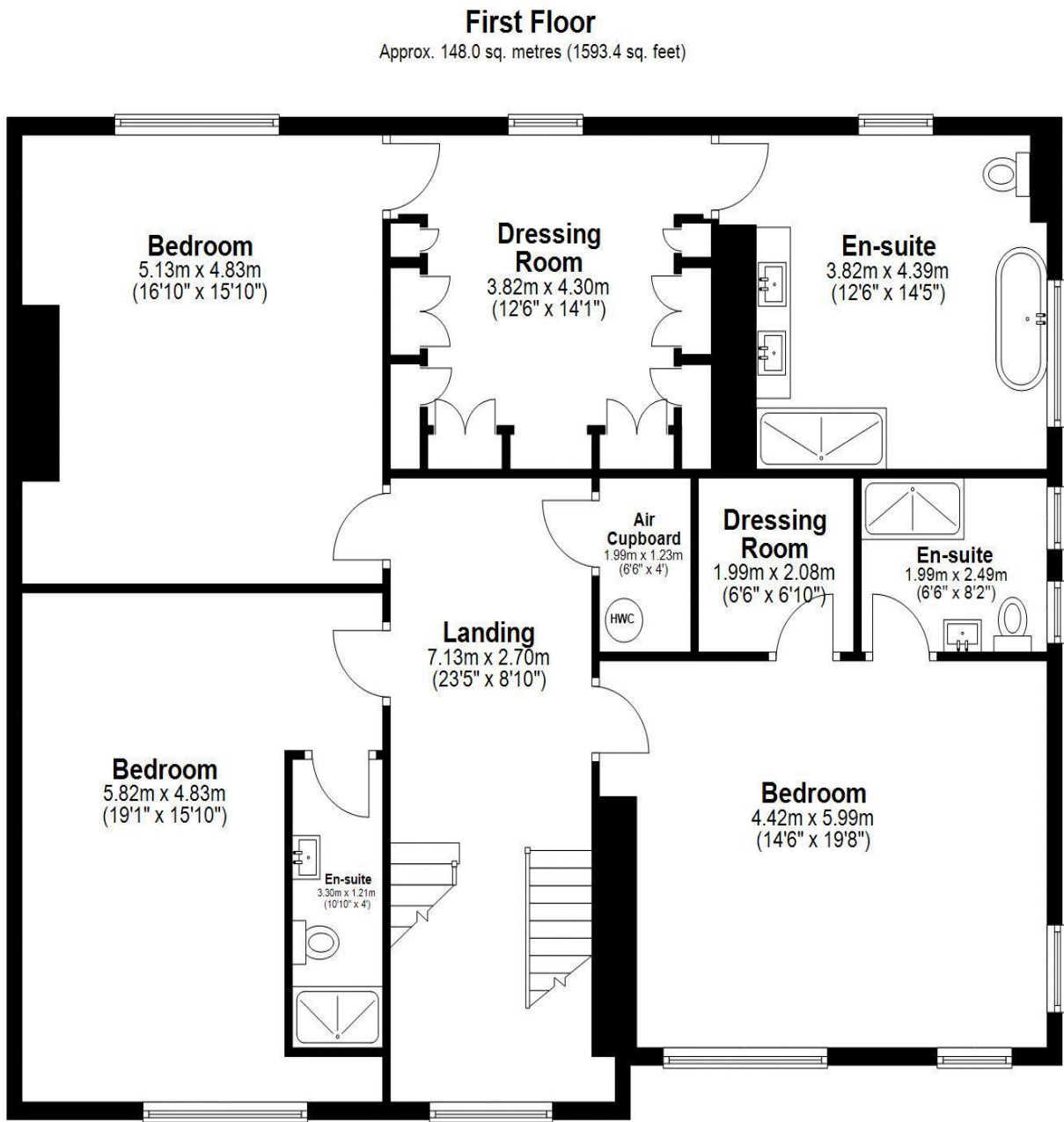
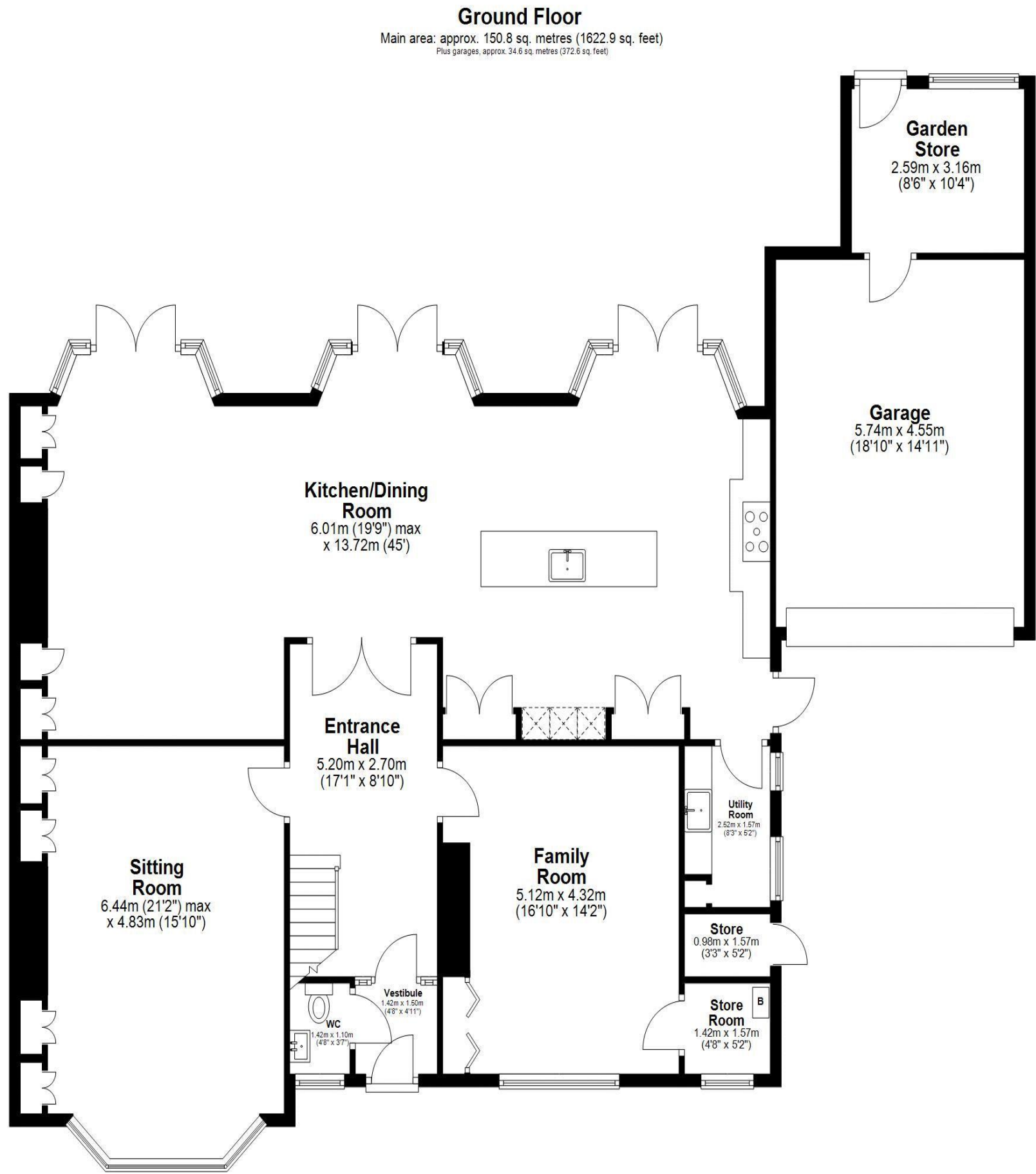


Ashleigh Sundin
0191 223 3500
ashleigh.sundin@sandersonyoung.co.uk









Externally, the property offers a block paved driveway for off street parking for multiple vehicles to the front | Double garage with electric roller door

To the rear of the property is a significantly deep and wide south facing garden, as well as a raised paved terrace leading out from the kitchen, which is ideal for outdoor entertaining in the warmer months | The gardens offer a great degree of privacy with mature and well stocked borders, as well as walled boundaries, offering a great degree of privacy.

The property has been stripped completely back to brick and has undergone a complete renovation throughout, with new heating system, rewiring, new windows and full remodelling both internally and externally to the very highest of standards.

Boasting a Sonos sound system to the ground floor, as well as underfloor heating to all bathrooms, early viewings are deemed absolutely essential to truly appreciate the size and quality of accommodation on offer in this truly unique home!

Services: Mains gas, electricity, water & drainage | **Tenure:** Freehold | **Council Tax:** Band G | **Energy Performance Certificate:** D

Main area: Approx. 393.1 sq. metres (4231.6 sq. feet)
Plus garages: approx. 34.6 sq. metres (372.6 sq. feet)
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