



# Troughend

Fencer Hill Park, Gosforth



SANDERSON  
YOUNG





## Troughend

Fencer Hill Park, Gosforth, NE3 2EA

Troughend provides a fabulous, two storey detached family home with beautiful gardens, set back on the south facing side of the exclusive Fencer Hill Park and represents one of only twelve houses within this enviable position.

This lovely home sits on site of just under ½ an acre and provides versatile accommodation set across two floors, with further potential for updating and modernisation works and, in many respects, providing a blank canvas for what could be significant and large single and double storey extensions, to provide a much more imposing house (subject to normal planning consents).

The current owners acquired the woodland space at the bottom of the garden adding extra land to the garden creating further privacy and extra recreation space, if required.

**Price Guide:**

Offers Over £1,000,000

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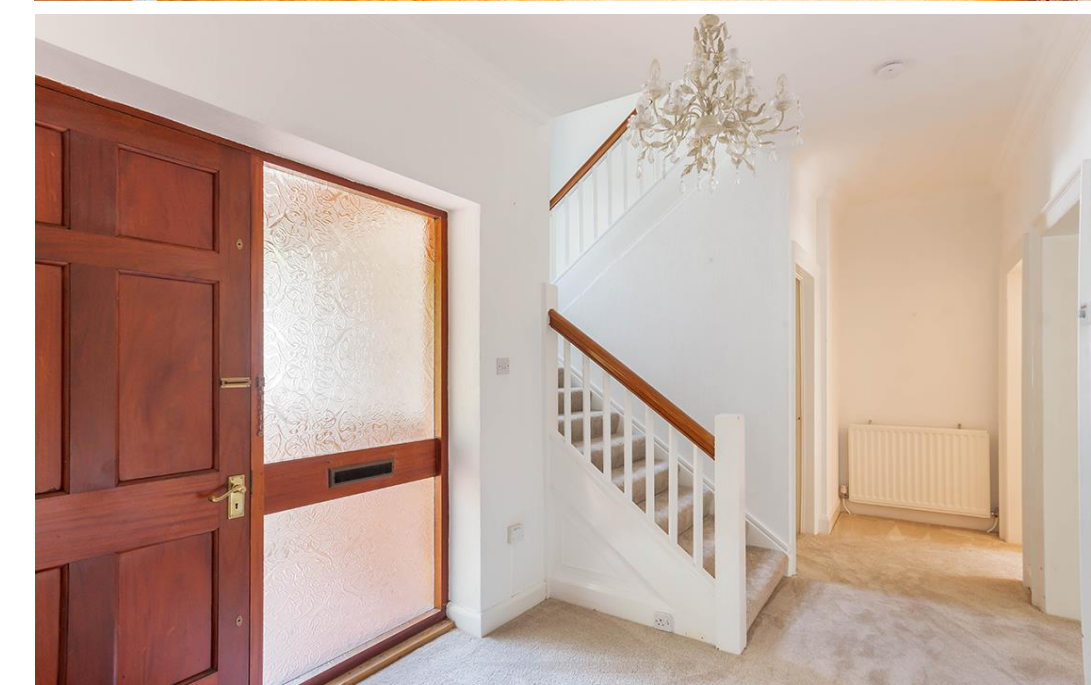


Fencer Hill Park is a very exclusive cul de sac of luxurious properties, which vary in age and architecture significantly. It is set back from the Great North Road leading out of Gosforth and is surrounded by high quality recreation facilities nearby, with access onto tennis courts at the bottom of the cul de sac, as well as being nearby to the Golf Course and Newcastle Racecourse. The property is ideally located for the Great North Road providing excellent access to Brunton Park and public transport links to Gosforth High Street with its wide variety of shops, cafes/restaurants and local amenities, as well as Newcastle City Centre and the wider region via the A1.

The internal accommodation comprises: Main entrance hallway with staircase leading up to first floor | Ground floor WC | Impressive & substantial rear living room | Garden room with beautiful south facing views | Dining room situated to the rear with dual aspect windows and lovely bay | Kitchen/Breakfast room | Utility.

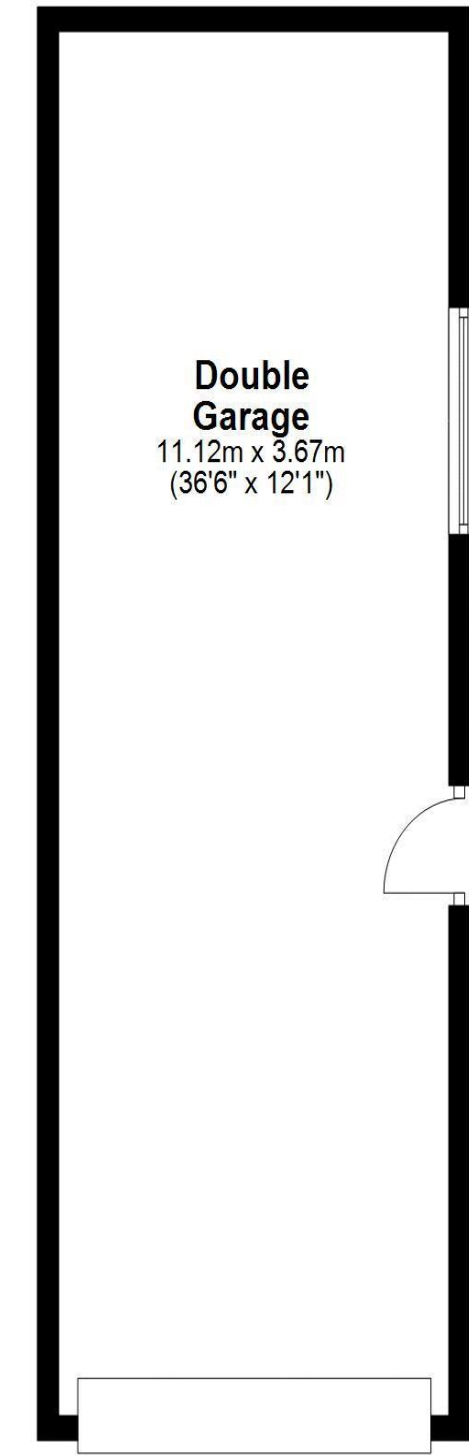


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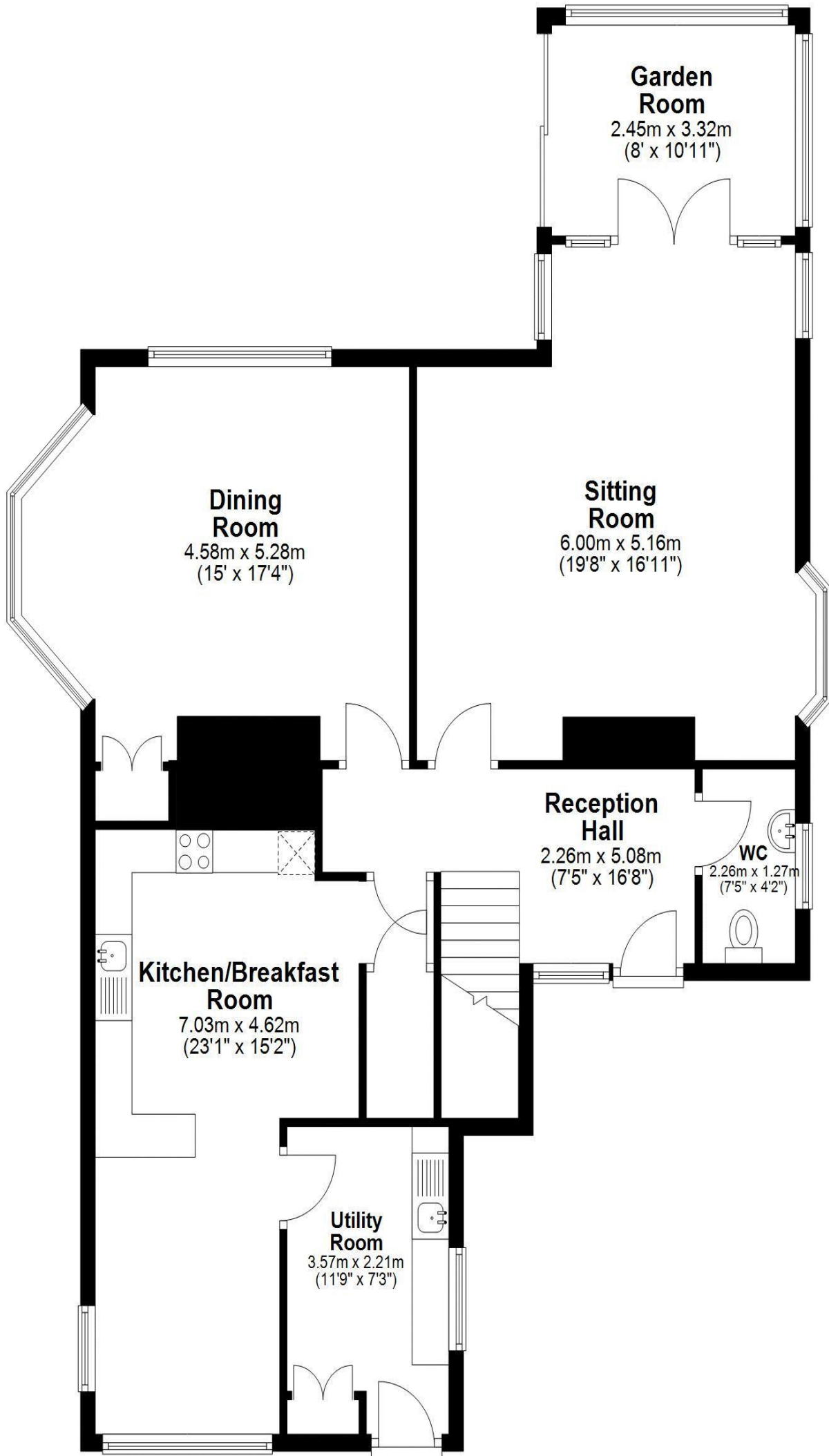




**Double Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 40.8 sq. metres (439.5 sq. feet)



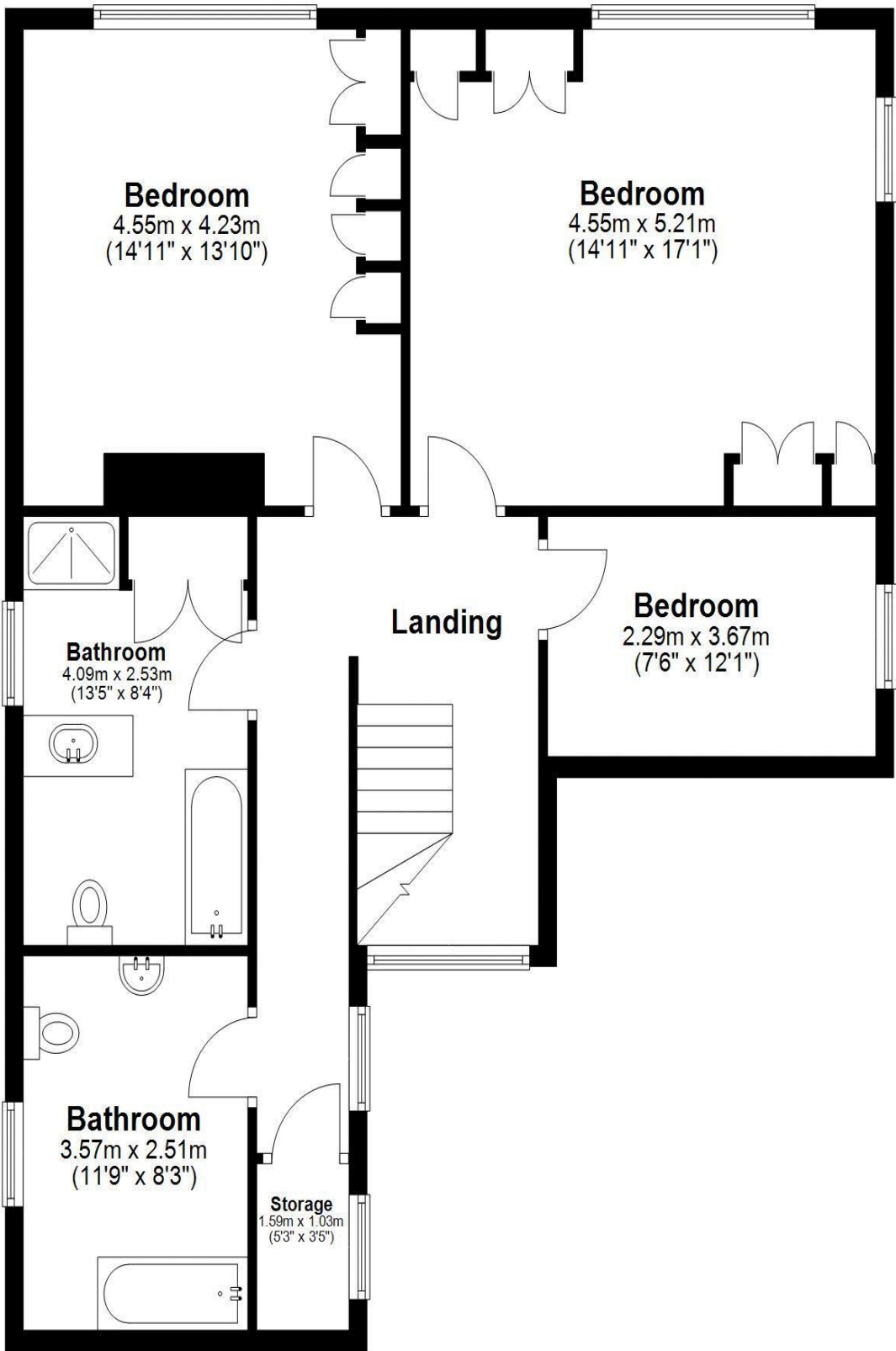
**Ground Floor**  
Approx. 108.3 sq. metres (1166.0 sq. feet)



Main area: Approx. 198.4 sq. metres (2135.3 sq. feet)  
Plus garages, approx. 40.8 sq. metres (439.5 sq. feet)

**Troughend, Fencer Hill Park, Gosforth**

**First Floor**  
Approx. 90.1 sq. metres (969.3 sq. feet)



The staircase then leads up to the first floor and onto three bedrooms | The principal bedroom is set to the rear and offers a large double room with fitted wardrobes | Bedroom two is a further large double room | Bedroom three offers a smaller single | Two family bathrooms, one with four piece suite and the other with a three piece suite.

Externally, the property is approached via a private road used exclusively for Fencer Hill Park up to its driveway | Driveway offering off street parking for multiple vehicles | Detached double length garage | To the rear is a highly impressive and substantial south facing garden which is surrounded by mature tree's and hedging, offering a great degree of privacy | Woodland area to the rear of the garden.

Troughend represents a fantastic opportunity for a family to further develop, extend or modernise, this excellent residence and early viewings are strongly encouraged to truly appreciate its potential!

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



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