



Yonder Cottage

43A The Grove, Gosforth





Yonder Cottage

43a The Grove, Gosforth, NE3 1NH

A unique three/four bedroom detached property, situated on the sought-after The Grove in central Gosforth. This special property provides a dormer style bungalow, set back from the road via a private driveway and offering a lovely site that extends to 0.24 acres, giving great feeling of privacy within this central location. The property shows obvious potential to be further improved and extended throughout with the potential to create a much more substantial house on the site. (Subject to normal planning consents).

The Grove is ideally located for easy access to the local amenities of Gosforth High Street, as well as outstanding local schooling and easy transport links into Newcastle City Centre and throughout the region.

Price Guide:

Offers Over £795,000





Offering 2231 sq.ft. of internal accommodation, the property comprises of: Entrance vestibule | Reception hallway with cloaks cupboard and staircase leading up to the first floor | Kitchen located to the front of the property with a recently installed Worcester boiler | Dining room, which could be the fourth bedroom if required | Shower room WC which has had improvements carried out in recent years | Bathroom WC, also improved in recent years | Large master bedroom with fitted wardrobes and lovely views over the gardens | Principal living/dining room situated to the rear with a brick fireplace surround and super aspect and views from the replacement double glazed windows | Garden room with French doors onto the rear gardens.

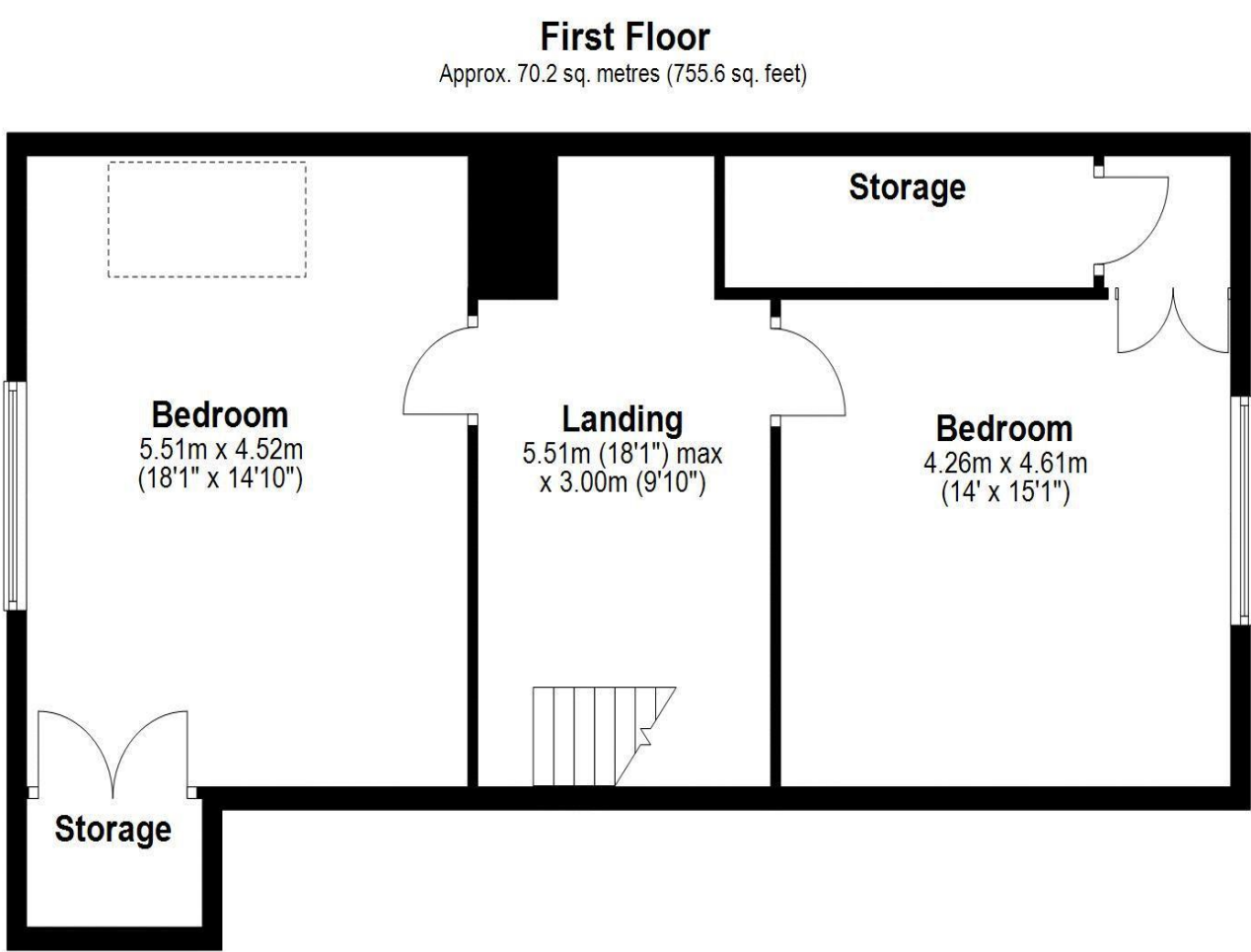
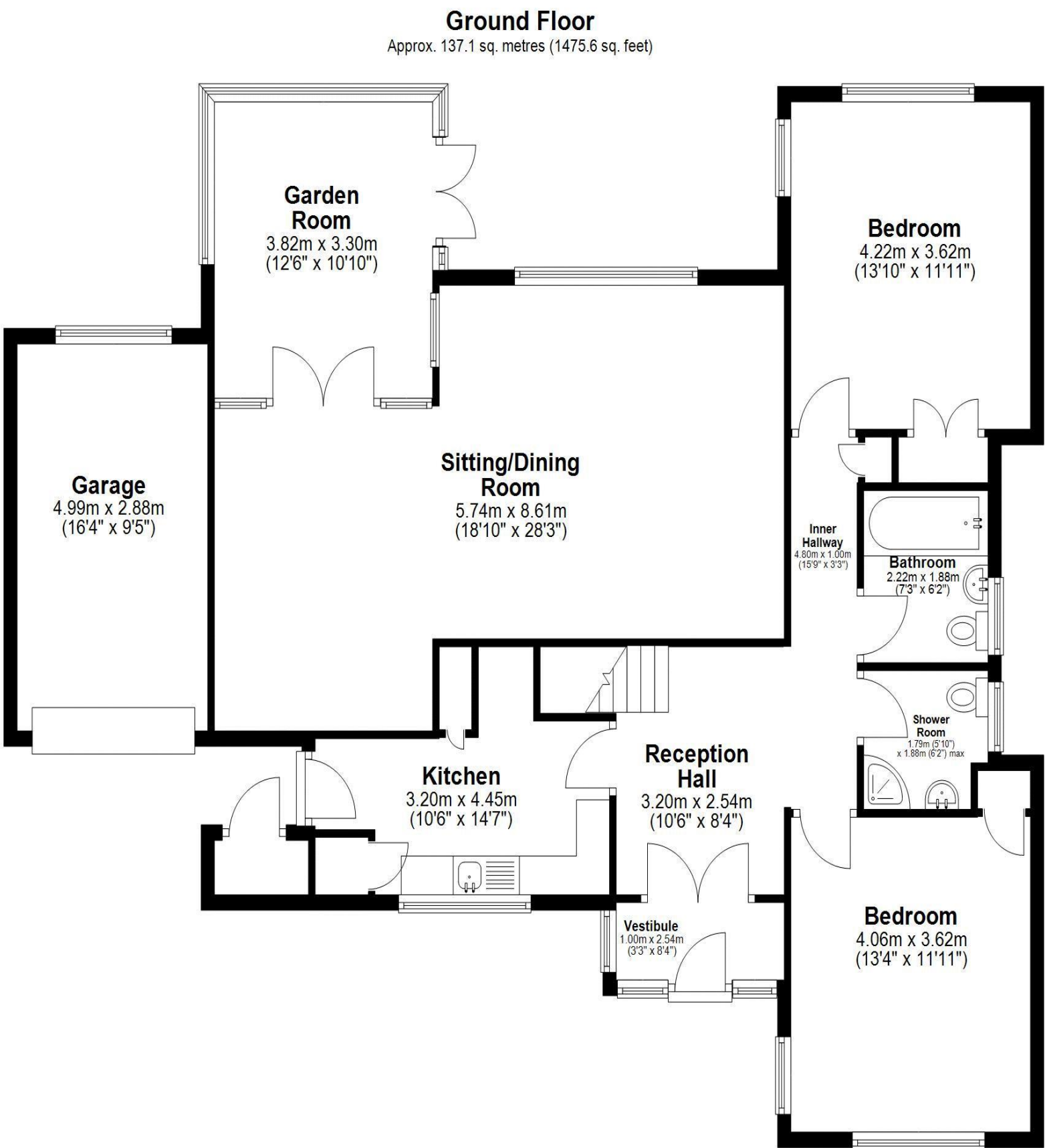
First floor landing with Velux window | Two large double bedrooms, one with fitted storage.



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







Total area: approx. 207.3 sq. metres (2231.2 sq. feet)
43a The Grove, Gosforth, -



Externally, the property is approached via a private driveway leading to the front of the property where there is parking for 2-3 cars and access into the single garage | Large garden, which offers a range of mature shrubs and bushes.

A lovely property is a very popular location providing buyers the opportunity to put their own stamp on. Early viewings are highly recommended to avoid disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating D

Yonder Cottage

43A The Grove, Gosforth

rare!
From Sanderson Young

