



17 Moor Crescent

Gosforth





17 Moor Crescent Gosforth, Newcastle upon Tyne NE3 4AP

This fabulous, detached family home, constructed in the 1980s, has been refurbished, improved and significantly extended by the current owners including the addition of a sun lounge area overlooking the beautiful gardens.

Another tremendous feature is the magnificent external garden room with its own log burning stove, recently built to a very high standard and the ideal place to enjoy the garden all the year round.

Moor Crescent is ideally placed for the amenities of Gosforth High Street, including independent shops, cafes and restaurants, access to the Town Moor and transport links into the City Centre and beyond.

Price Guide:

Offers in Excess of £995,000

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The accommodation comprises:

Ground Floor: Entrance vestibule | Reception hall with staircase with unique chrome handrail and detailing | Magnificent drawing room with beautiful fireplace and large, glazed sliding doors to the rear gardens | Study

Delightful open plan kitchen, family and breakfast room, ideal for day to day living and extending into the sun lounge which has great natural light and opens into the garden

The kitchen itself is fitted with a range of Sycamore light wood cabinets, granite worktop surfaces and built in appliances, as well as a breakfast bar | Utility/laundry room | Separate WC Cloaks cupboard

First Floor: Principal bedroom with luxury en suite bathroom and fabulous views overlooking the gardens and towards the Town Moor | Second double bedroom with luxury en suite bathroom

Third double bedroom | Fourth bedroom/gentleman's study

Recently refurbished family bathroom/shower room/WC

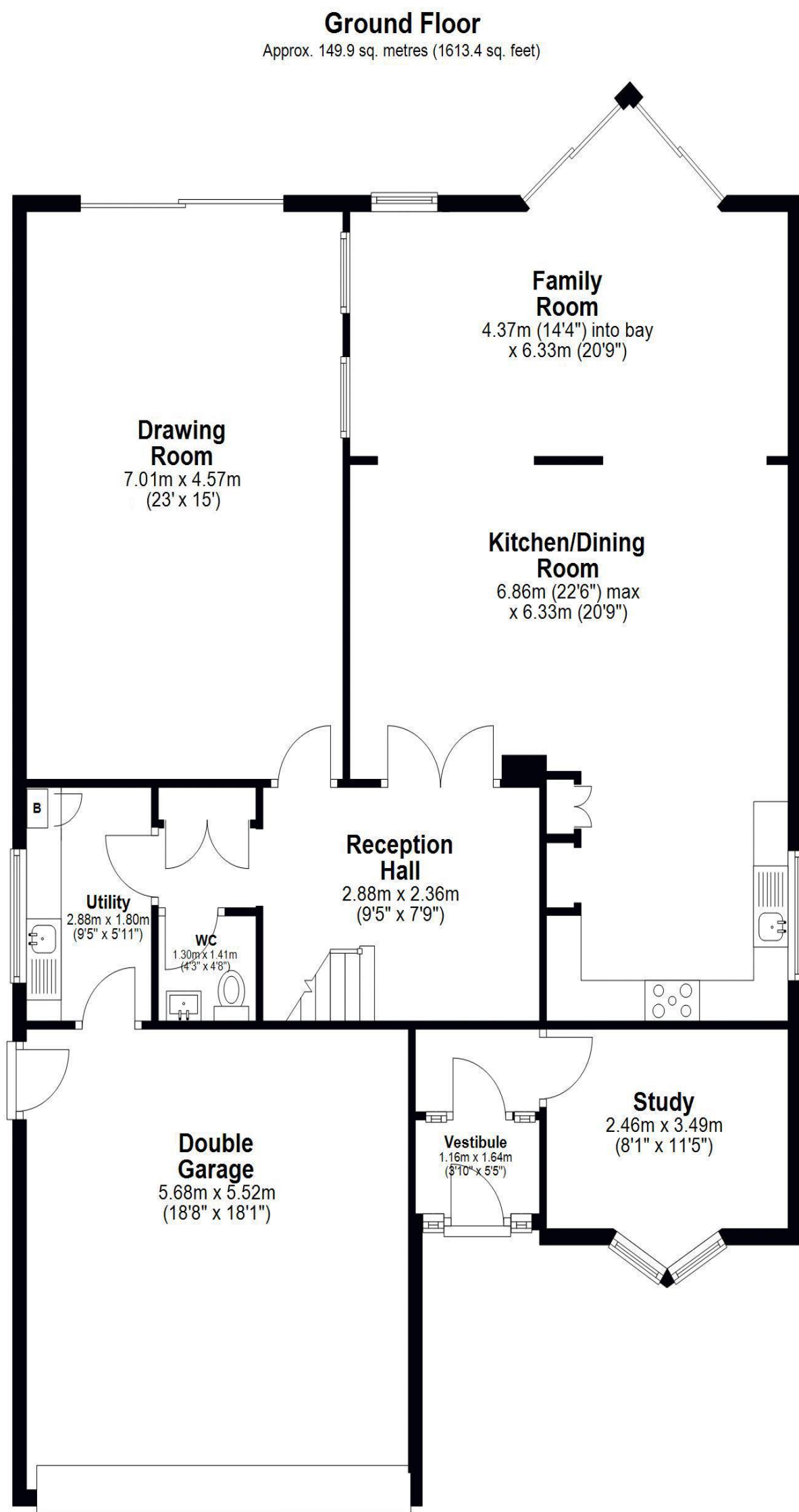


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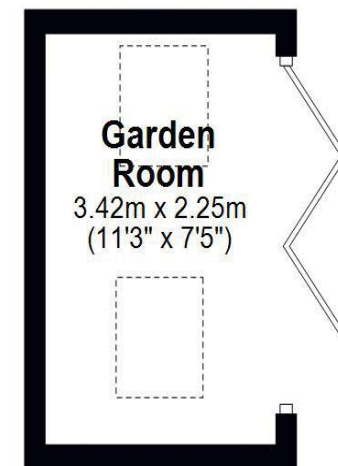






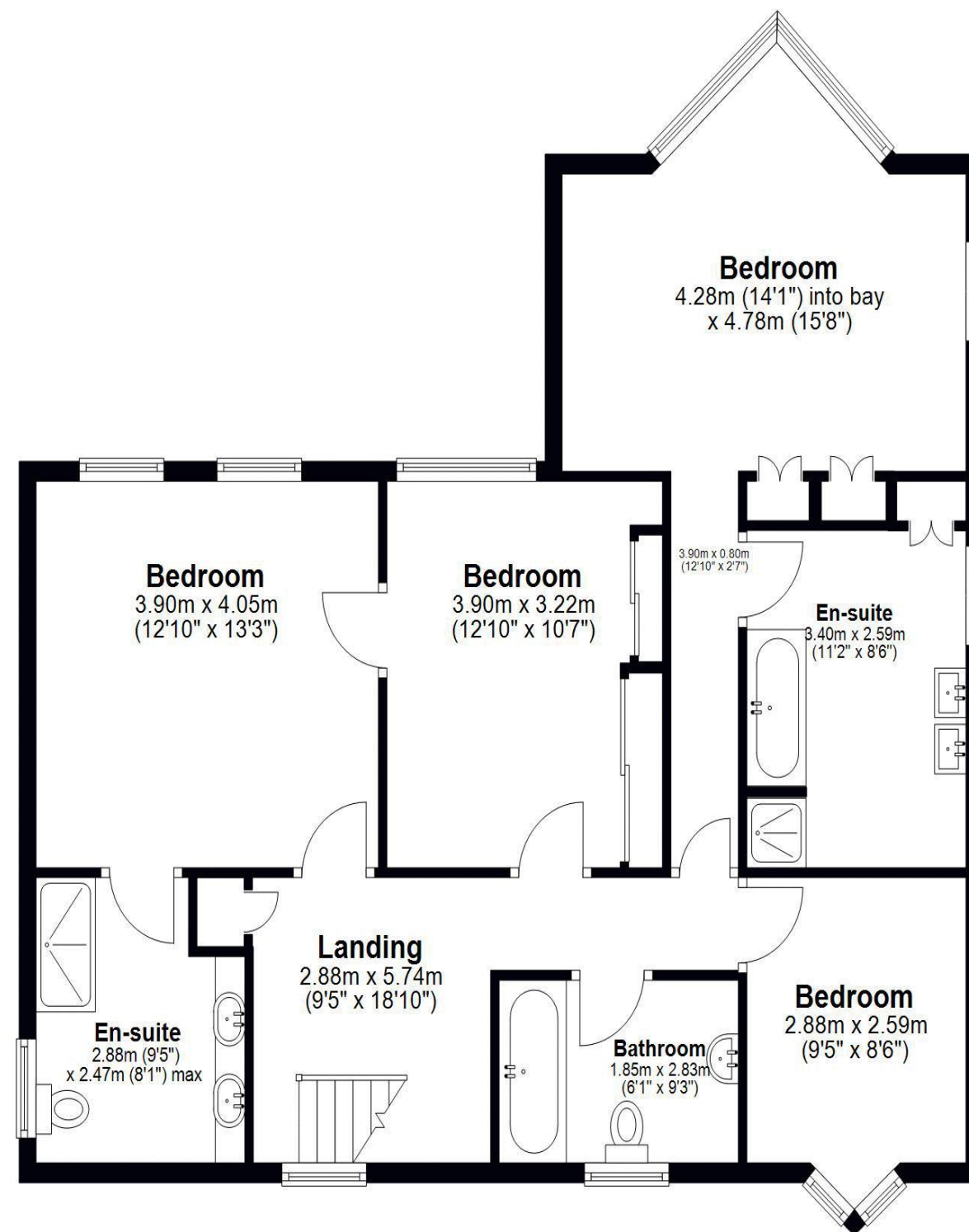
Garden Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 7.7 sq. metres (82.9 sq. feet)



First Floor

Approx. 92.4 sq. metres (995.1 sq. feet)



Main area: Approx. 242.3 sq. metres (2608.5 sq. feet)

Plus outbuildings, approx. 7.7 sq. metres (82.9 sq. feet)

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Externally, the south facing rear gardens are a very special feature of this beautiful home with lawned areas, very well stocked and superbly presented flower and shrub borders, and a delightful bridge that runs over the small stream which separates the garden and where there is a gate onto the Town Moor.

The garden also accommodates the magnificent garden room with its lovely wood burning stove and superb views of the gardens throughout the year.

To the front of the property there is a pedestrian gate leading to the gardens, whilst to the side there is a double drive and access to the integral double garage.

Services: Mains gas, electric, water & drainage | **Tenure:** Freehold | **Council Tax Band:** G | **EPC Rating:** D



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rare!
From Sanderson Young

