



46 The Grove

Gosforth

rare!
From Sanderson Young





46 The Grove
Gosforth, NE3 1NJ

Stunning Detached Family Home in Central Gosforth Boasting Five Double Bedrooms, Three Bathrooms, Two Generous Reception Rooms, Extended Open Plan Kitchen, Living & Dining Room, Off Street Parking & Wrap Around Gardens!

This wonderful, detached residence is ideally located on The Grove, Gosforth. The Grove, which is highly regarded as one of Gosforth's most desirable residential locations, is situated close to Gosforth High Street with its shops, cafes and amenities, and is also well placed for Gosforth's Central Park and direct access to outstanding local schooling.

The property itself, which has undergone a full renovation in more recent years, is perfectly positioned towards the South Gosforth end of The Grove and is located only a short walk from South Gosforth Metro Station, providing excellent transport links into Newcastle City Centre and throughout the region.

Price Guide:
Offers Over £975,000

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Presented to an immaculate standard throughout, the internal accommodation comprises: Entrance vestibule | Entrance hallway with original ¾ height oak panelling and staircase leading up to the first floor | Substantial living room with dual aspect views over the front & rear, as well as feature gas fireplace | Generous second reception room/study to the rear with a bay window overlooking the rear gardens | Fantastic and extended open plan kitchen, living & dining room. The kitchen is extremely well equipped with modern cabinetry & worktops, large central island and integrated appliances throughout. The dining/living space offers a large skylight and direct access onto the rear gardens | Ground floor WC.

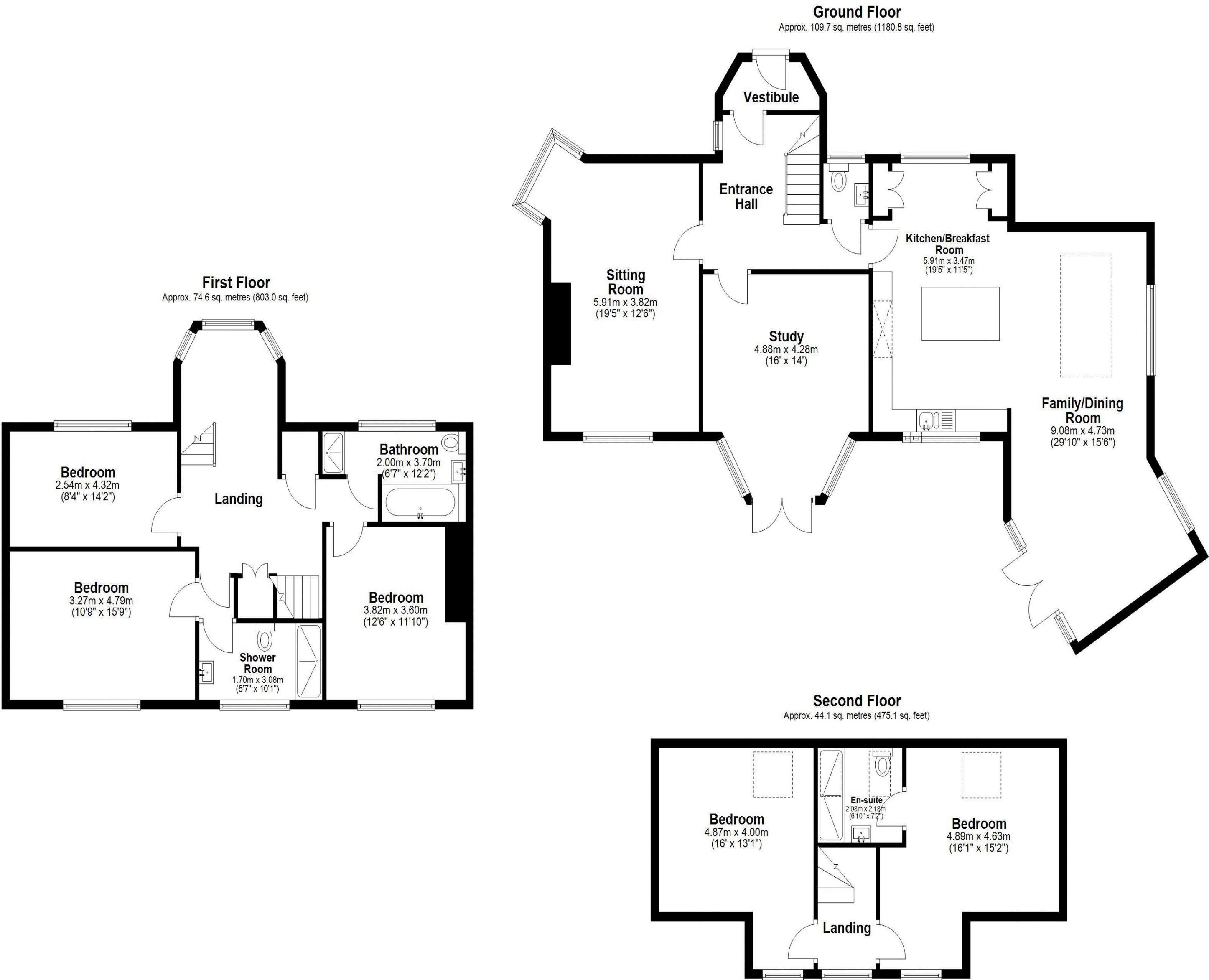
The staircase then leads up to the first floor landing with understairs storage and onto three double bedrooms | The principal suite is situated to the rear and offers a large double bedroom with access onto a newly refitted ensuite shower room WC | Bedrooms two and three are further double rooms | The family bathroom is accessed just off the landing and offers a four piece suite.



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Total area: approx. 228.4 sq. metres (2458.9 sq. feet)
46 The Grove, Gosforth, -



. The staircase then continues up to the loft conversion with understairs utility closet and onto two further double bedrooms, with one bedroom having the use of a further shower room WC.

Externally, the property enjoys a lovely position on the corner of The Grove and Stoneyhurst Road West, whilst also enjoying great privacy from the surrounding box hedging | The property offers gated access to the driveway offering off street parking for one vehicle | The gardens wrap around the property and enjoy various paved patio terraces to enjoy the sun throughout the day, whilst also being predominantly laid to lawn.

Double glazed throughout, with gas central heating and a separate mains pressure hot water cylinder, this superb, detached family home simply demands an early inspection and viewings are strongly advised.

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



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