



# 9 Elgy Road

Gosforth









9 Elgy Road  
Gosforth, NE3 4UU

Positioned on this desirable street within the heart of Gosforth, is this substantial four bedroom, detached family home. The property has been owned by the same family since the 1970s and now offers buyers the opportunity to update and modernise throughout to create a fabulous modern detached home.

The garden is a significant feature of this home with mature trees and shrub borders giving a great degree of privacy, and ideal for families, being laid predominantly to lawn with a patio terrace.

Elgy Road is ideally located for access to the independent shops and cafes on Ashburton Road, as well as Gosforth High Street with its wide array of local amenities. Excellent schooling is also only a short distance away and transport and road links connect into Newcastle City Centre and the surrounding areas.

**Price Guide:**  
Offers Over £875,000

4

2

E







The accommodation comprises: Entrance vestibule | Reception hallway with wood panelled walls and staircase leading up to the first floor | Front formal dining room with feature period fireplace, lovely bay window and decorative ceiling | Living room, which measures the full depth of the property and offers a further bay window and feature period fireplace | Sunroom, which is accessed from the living room and has access onto the rear gardens | Breakfast room with built in storage | Kitchen with door leading out onto the rear garden | WC and useful cloakroom.

First floor landing | Principal bedroom, a double bedroom with wash hand basin, its own ensuite shower room and a separate WC | Bedroom two, a further double bedroom with WC and wash hand basin | Third double bedroom, again with wash hand basin | Bedroom four is a smaller single bedroom | Family bathroom with walk in shower and separate WC.



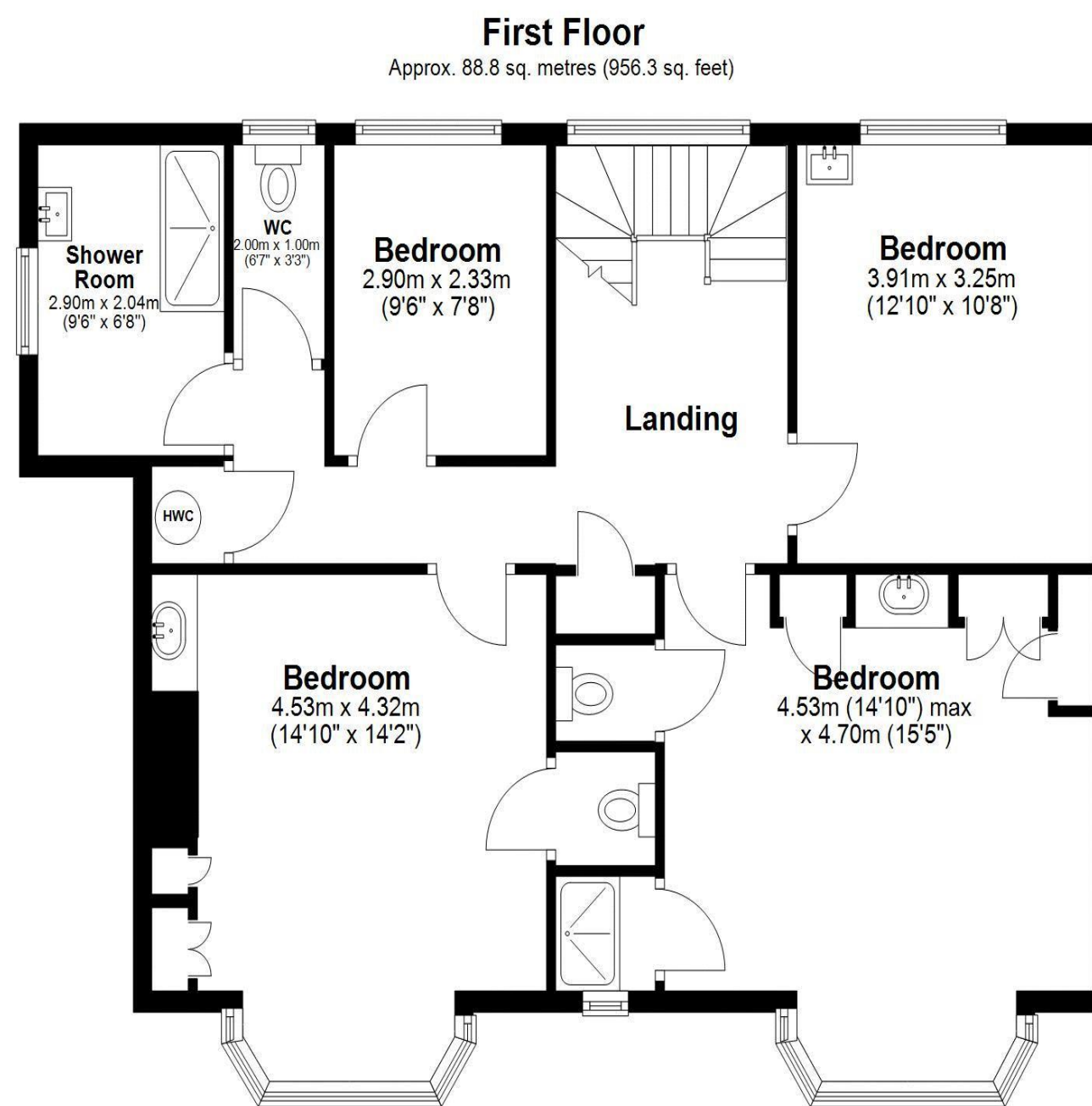
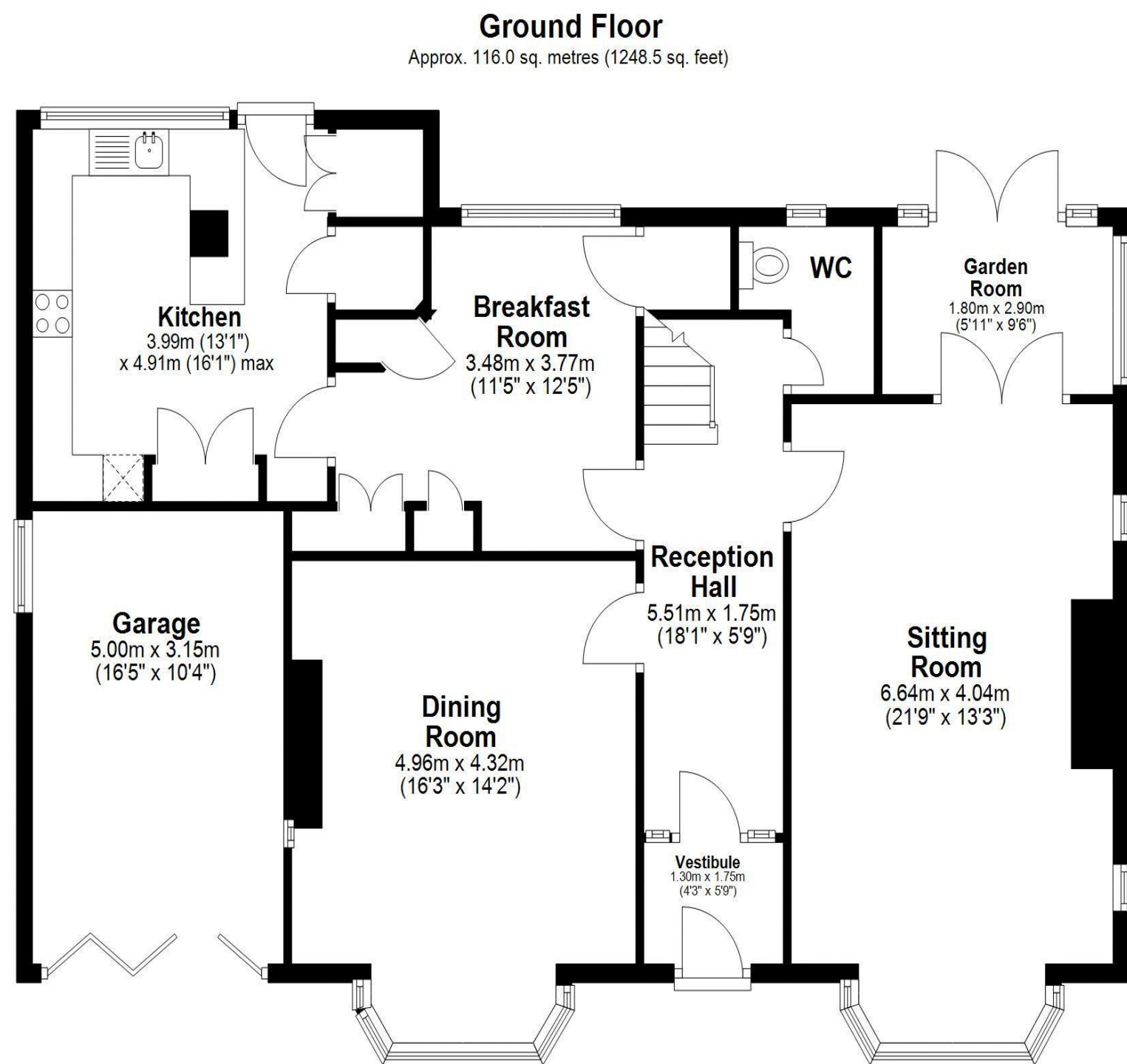
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Externally, there is a driveway offering off street parking for two vehicles and access to the single garage | A delightful rear garden, which is laid predominately to lawn with mature trees and shrubs to give a great degree of privacy.

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

Total area: approx. 204.8 sq. metres (2204.8 sq. feet)  
**9 Elgy Road, -**



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rare!  
From Sanderson Young

