



# 8 Arlington Court

Gosforth



SANDERSON  
YOUNG









8 Arlington Court  
Gosforth, NE3 4JR

A stylish and beautifully finished, four bedroom, two reception room, Georgian style corner end terrace in Arlington Court, off Kenton Avenue, with attractive south facing front garden, enclosed rear courtyard and integral double garage. A fully refurbished and reconfigured by the current owners to a high specification throughout.

8 Arlington Court is a unique home within this exclusive development, with 2255 sq.ft of accommodation set over two floors and an impressive reception/bedroom located over the garage, as well as further development potential for a loft conversion (subject to normal planning consents) creating a fabulous master suite or additional two bedrooms depending on individual requirements.

Price Guide:

Offers Over £699,000

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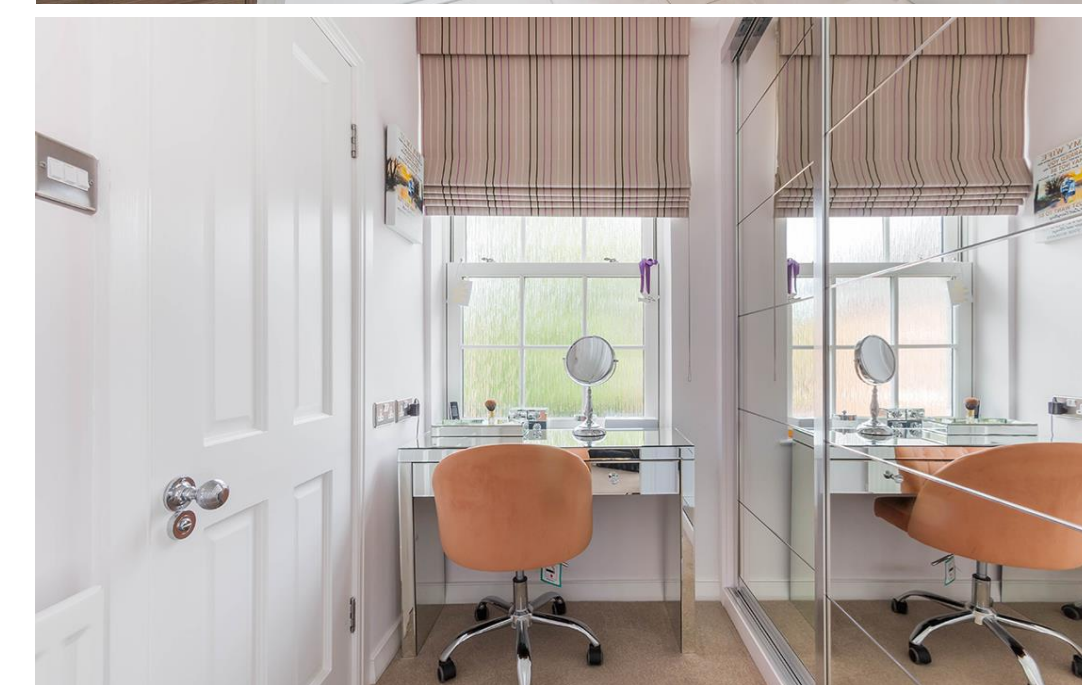




The versatile family home has excellent natural light from the large windows and doors overlooking the gardens. The property includes high quality double glazed Georgian sash windows fitted, new kitchen and bathrooms, new flooring, complete rewiring, plumbing and new central heating, whilst retaining period features such as cornices, ceiling roses and deep skirting boards. Ground floor - Reception hallway with under stairs storage, and two cloaks cupboards | Ground floor WC | Magnificent drawing room with five floor to ceiling length windows, three of which are south facing windows overlooking the communal gardens, feature period fireplace and French doors opening to the dining room | Generous formal dining room with French doors to the rear courtyard | Fabulous open plan kitchen/breakfast room fitted with a range of cabinets with Quartz worktops, incorporating a breakfast bar and integrated appliances including a fridge freezer, a dishwasher, two ovens, steamer oven and a combination microwave oven. There are doors that lead to the rear courtyard and integral garage



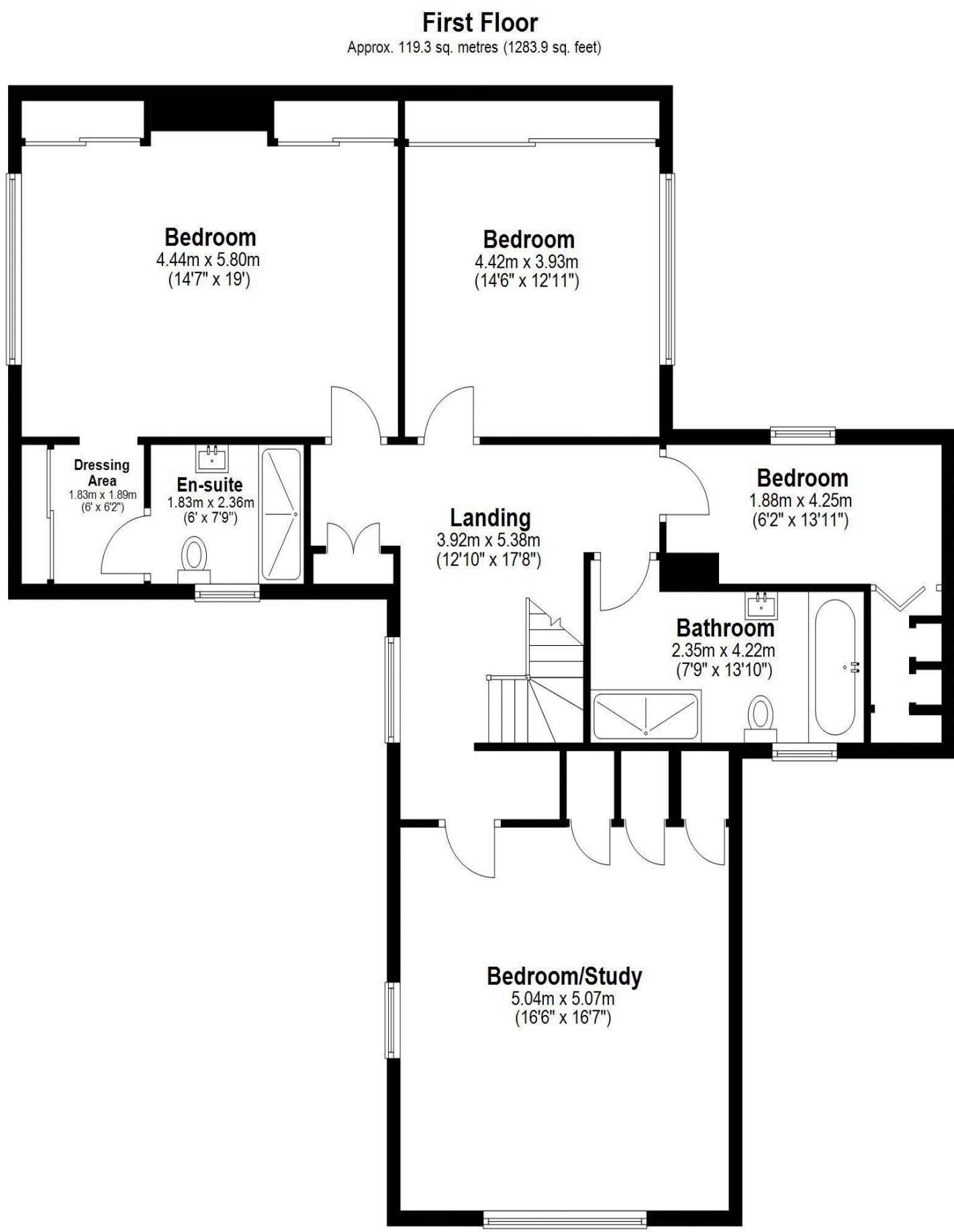
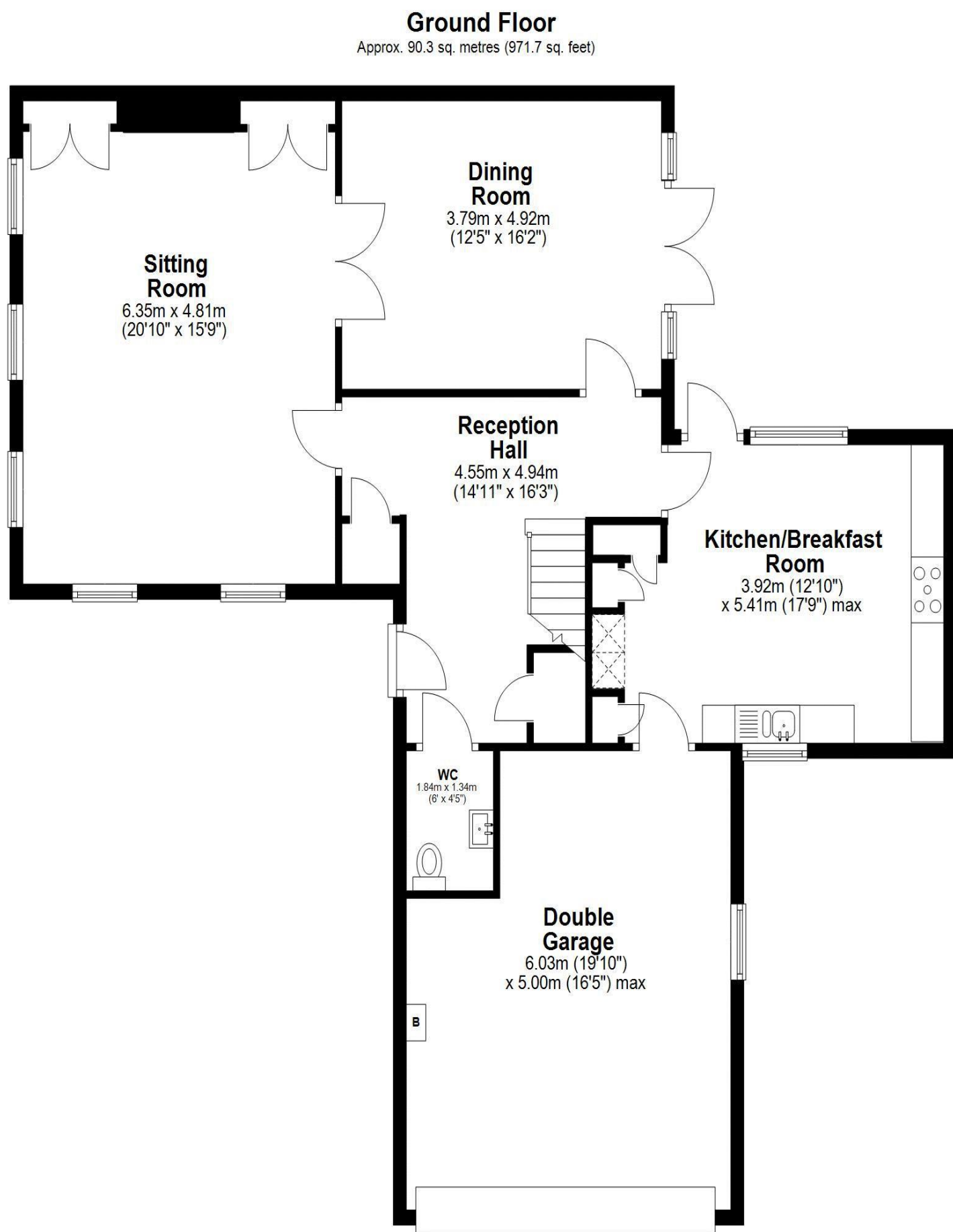
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First floor - A half landing leads to the superb second bedroom, currently used as a home office/library, with dual aspect windows and bespoke fitted storage and three store cupboard | First floor landing | Impressive master bedroom with a dressing area and fitted wardrobes, as well as space for freestanding bedroom furniture | Luxury ensuite shower room/WC | Good sized third bedroom with bespoke fitted wardrobes to one wall | Fourth bedroom with good storage cupboard | Family bathroom WC.

Externally - the house occupies a superb corner site within Arlington Court, set well back from Kenton Avenue and overlooking the well maintained communal gardens | The private south facing front garden is lawned with mature planting of shrubs and hedges | To the rear there is a gated secure courtyard | Integral double garage with electric garage door, utility area, power and lighting.

Arlington Court is ideally placed for easy access to Gosforth High Street, with its wide variety of shops, cafes and bars/restaurants, with regular public transport links on Kenton Road to Newcastle City centre. The property is within walking distance of Ashburton village, with a range of independent shops, a Doctors Surgery, a Dental Practice, and Pharmacy, as well Gosforth High Street. The Town Moor is located close by, ideal for walks and leisure activities, linking Gosforth to Jesmond and the city centre, where there are further local amenities and Metro Stations serving the surrounding areas.

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 939 Years | Service Charge: Approx. £650 per annum | Building Insurance: Approx. £478 per annum | Council Tax: Band G | Energy Performance Certificate: Rating D

Total area: approx. 209.6 sq. metres (2255.6 sq. feet)  
**8 Arlington Court, Kenton Avenue, -**







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