



19 Graham Park Road

Gosforth





19 Graham Park Road Gosforth, Newcastle upon Tyne NE3 4BH

This fabulous, semi detached, three storey villa is beautifully set back on the popular Graham Park Road and enjoys a lovely garden at the rear which is mostly south facing.

The property has been extensively extended and refurbished to an exceptional standard and now provides a highly impressive family home with high quality interior finishes including a Paul Lamb kitchen, luxurious bathrooms and a sound system in many rooms.

The accommodation comprises:

Ground Floor: Entrance vestibule | Lovely reception hallway with cloakroom/WC and access into the basement providing useful storage space

Superb kitchen/family room with dining and relaxation areas; the kitchen was installed by Paul Lamb Interiors and is fully equipped and fitted with high quality wood cabinets, contrasting wood finishes, lovely worktop surfaces and extensive built in appliances; a number of Velux windows provide great natural light

Price Guide:

Offers Over £1,995,000

6

3

3

C









Well fitted utility room | Second ground floor WC | Fabulous drawing room with beautiful panelled ceiling, superb fireplace, and a bay window overlooking the rear garden | Dining room with bay window and doors to the terrace, as well as a delightful fireplace | Snug/family room, to the front of the house, also with lovely fireplace

First Floor: Master bedroom suite across the rear of the house, comprising a large double bedroom, a professionally equipped and fitted dressing room with extensive wardrobes and storage, as well as a luxurious ensuite bathroom | Two double guest bedrooms with fitted wardrobes | Magnificent family bathroom

Second Floor: Large bedroom, stretching the depth of the house and currently utilised as a games room | Two further double bedrooms, one with an en suite shower room | Excellent storage space

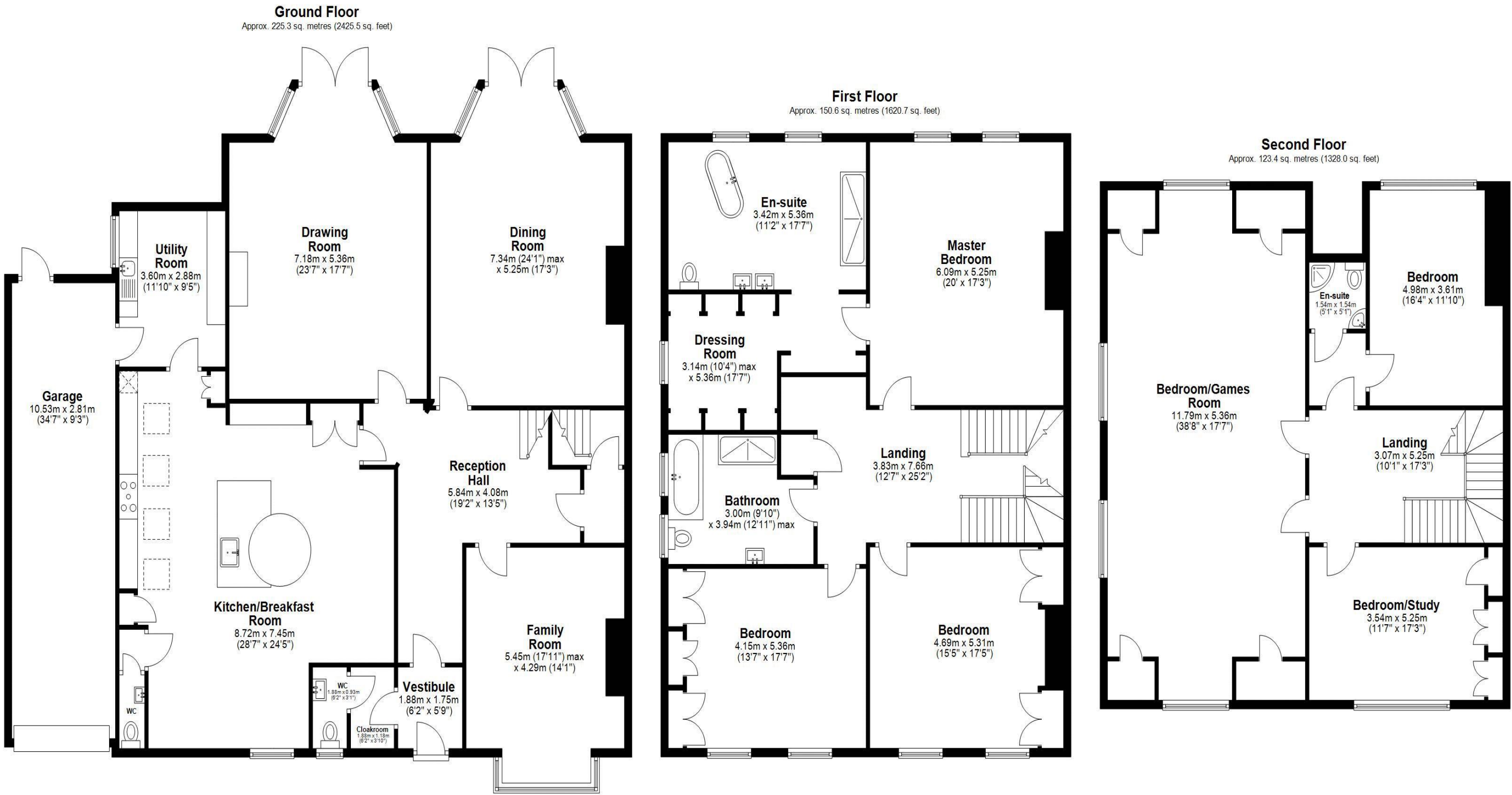
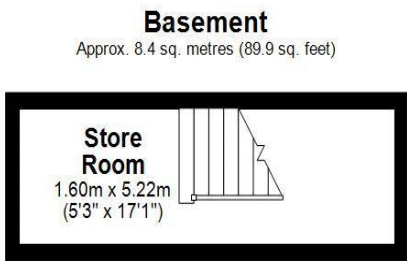


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Total area: approx. 507.6 sq. metres (5464.1 sq. feet)
19 Graham Park Road, -

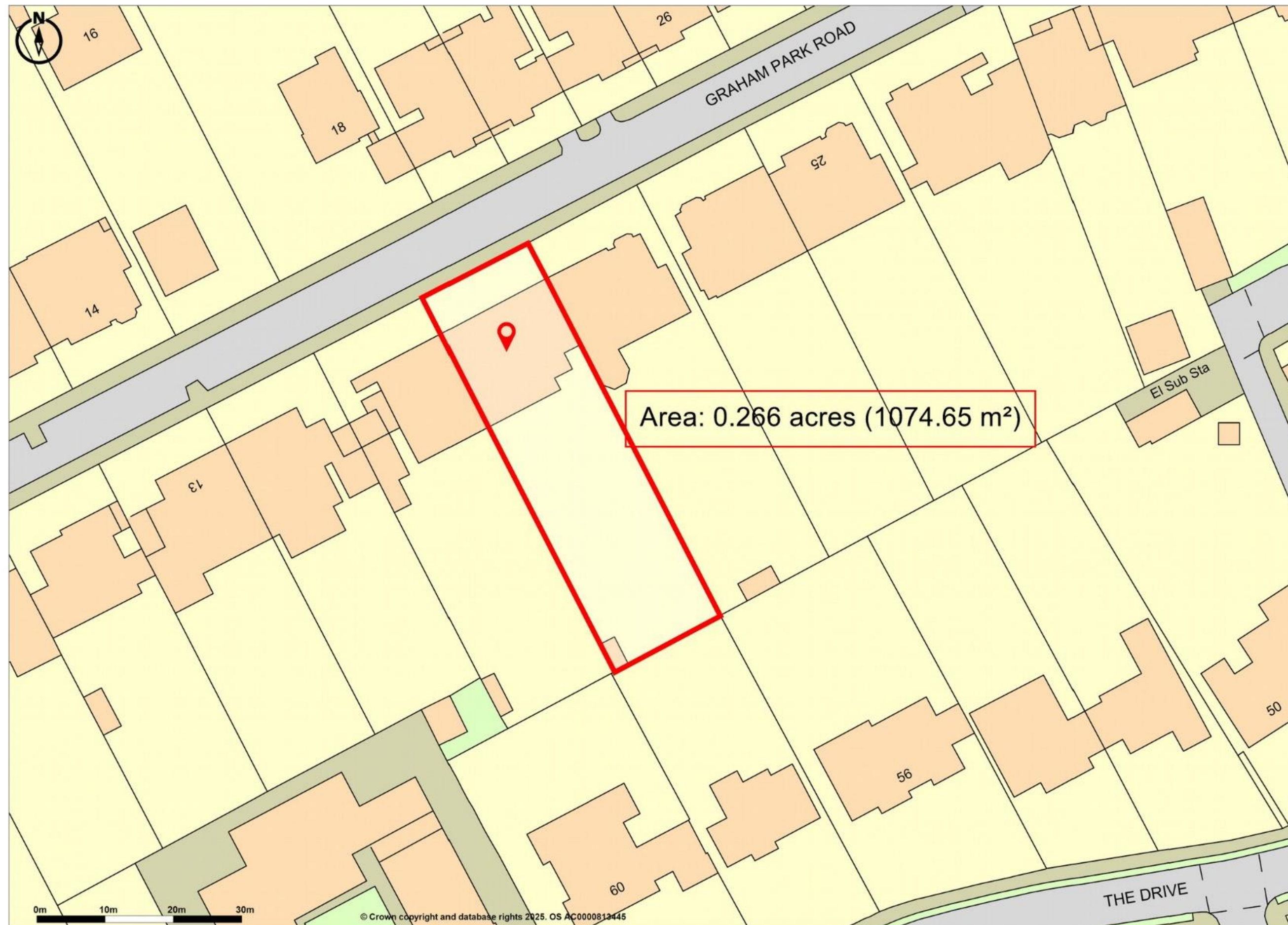
Externally, the property has a superb frontage with a newly paved driveway and courtyard which gives access to the double length garage, and pedestrian access to the impressive entrance.

The rear garden is very well landscaped and maintained, with an open lawned area and a raised up patio terrace, ideal for alfresco dining.

There is a second patio area to the rear of the garden which accommodates a superb sun lounge and outdoor reception area, and a garden room which has been built to an excellent standard and accommodates a log burner.

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

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rare!
From Sanderson Young

