



17 The Grove

Gosforth, Newcastle Upon Tyne



17 The Grove, Gosforth

Substantial & Beautifully Presented Family Home Boasting Four Double Bedrooms, Three Generous Reception Rooms, Stunning Open Plan Kitchen/Diner with Pantry, Utility Room, Private Parking for Two Vehicles and Large Front & Rear Gardens!

Ideally located in a very popular area of Gosforth is this fabulous Georgian mid terraced three storey family home. The Grade II listed property, built in stone, is set back from The Grove and has fabulous lawned gardens both at the front and rear of the house, with mature trees and attractive plantation borders.

The house offers stylish and elegant accommodation on three floors and has a number of impressive architectural features reflecting the period of its construction whilst being completely refurbished by our existing clients.

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.

Boasting in excess of 2827 sq/ft, the internal accommodation comprises: Entrance vestibule | Entrance hallway with original flooring and staircase leading up to the first floor | Front formal living room with beautiful curved wall, lovely ceiling rose and cornicing, log burning stove, and dual sash windows | Dining room, again with sash window, and feature period fireplace | The rear of the property then opens up onto a wonderful open plan kitchen/diner with access to the rear courtyard | The kitchen, which was refitted by Neptune, boasts a range of impressive cabinetry and worktops, with integrated appliances throughout and large central island | Separate pantry | Utility room | Ground floor WC | Garage store





The staircase then leads up to the spacious first floor landing and onto a further open reception space within the offshoot, which is currently utilised as a snug | Bedroom three is situated to the rear and offers a large double room with bespoke fitted storage | Bedroom two is a further double bedroom, again with fitted wardrobes | The principal bedroom is situated to the front of the property and enjoys a substantial double room, with triple sash windows | Family bathroom which has been tastefully refitted and offers a modern four piece suite

The staircase then continues up to the second floor and onto a useful study area and on in turn to a fourth double bedroom.

Externally, the property is approached via wrought iron gates and railings, which lead through to a beautiful front lawned garden with block paved walkway to the property | To the rear is an enclosed courtyard garden which is predominantly north west facing | A gate leads over the rear lane and onto a private driveway for off street parking for two vehicles | Behind the driveway sits a stunning lawned garden that leads down to South Northumberland Cricket Club | The garden has been immaculately maintained and enjoys great privacy

Extremely rare to the marketplace and impeccably presented both inside and out, early viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.

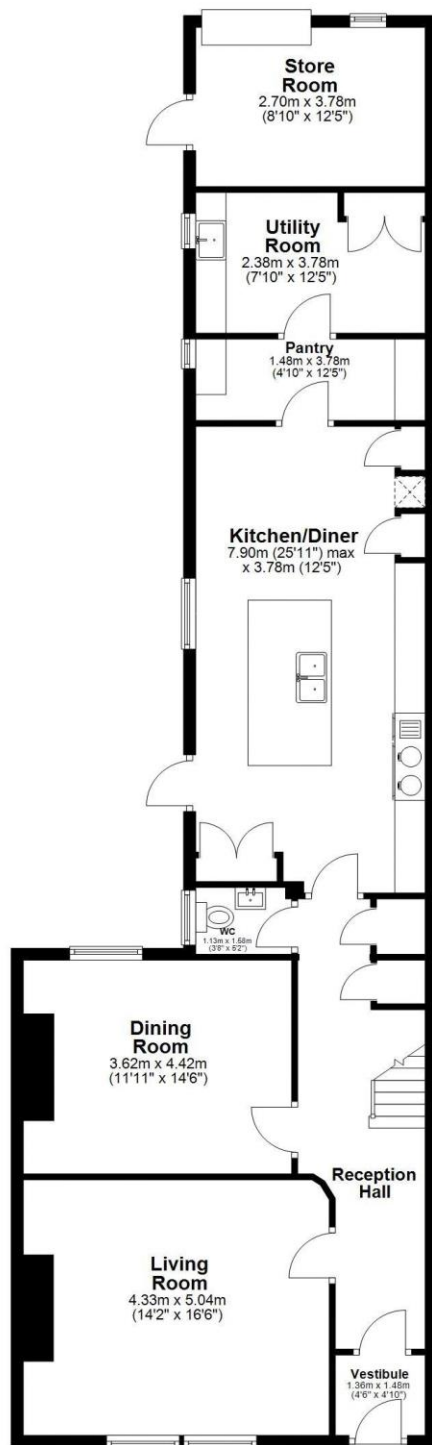
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band G | EPC: D

Price Guide: Offers Over £1,200,000



Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



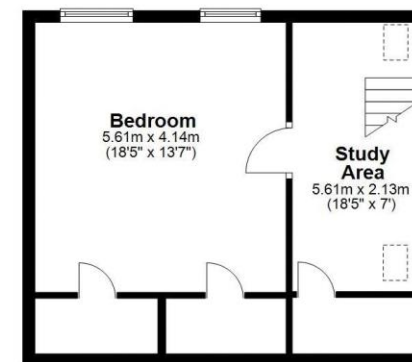
First Floor

Approx. 113.5 sq. metres (1222.1 sq. feet)



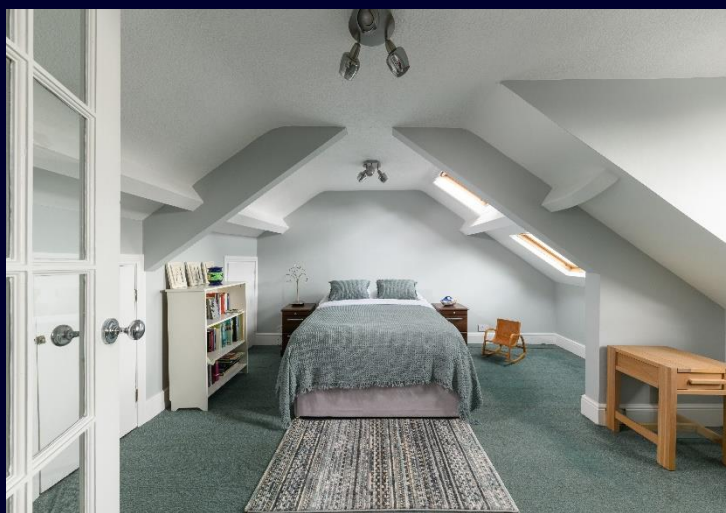
Second Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 262.7 sq. metres (2827.4 sq. feet)

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rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500