



27 Oaklands

Gosforth



27 Oaklands, Gosforth

Impressive & Extended Four Bedroom Terraced Home Boasting Two Large Reception Rooms, Extended Breakfasting Kitchen, Utility Room, Four Bedrooms, Family Bathroom, Ensuite Shower Room and Relandscaped Courtyard Garden!

This impressive and extended period family home is ideally situated on the desirable Oaklands, Gosforth. Oaklands is a highly sought after residential street that is located within Gosforth's Conservation Area and is ideally placed within the very heart of Gosforth with easy access to Gosforth High Street and all it has to offer, as well as being well located for a number of the nearby schools.

Offering almost 2,000 sq/ft, the internal accommodation comprises: Entrance vestibule | Entrance hallway with staircase leading up to first floor | Impressive front sitting room with feature bay window & period fireplace | Second reception room which has been slightly extended and offers direct access onto the rear courtyard | Extended & bright kitchen/diner with feature glazed ceiling to the dining space | The kitchen is well equipped with a central island and integrated appliances throughout | Utility room with rear access.





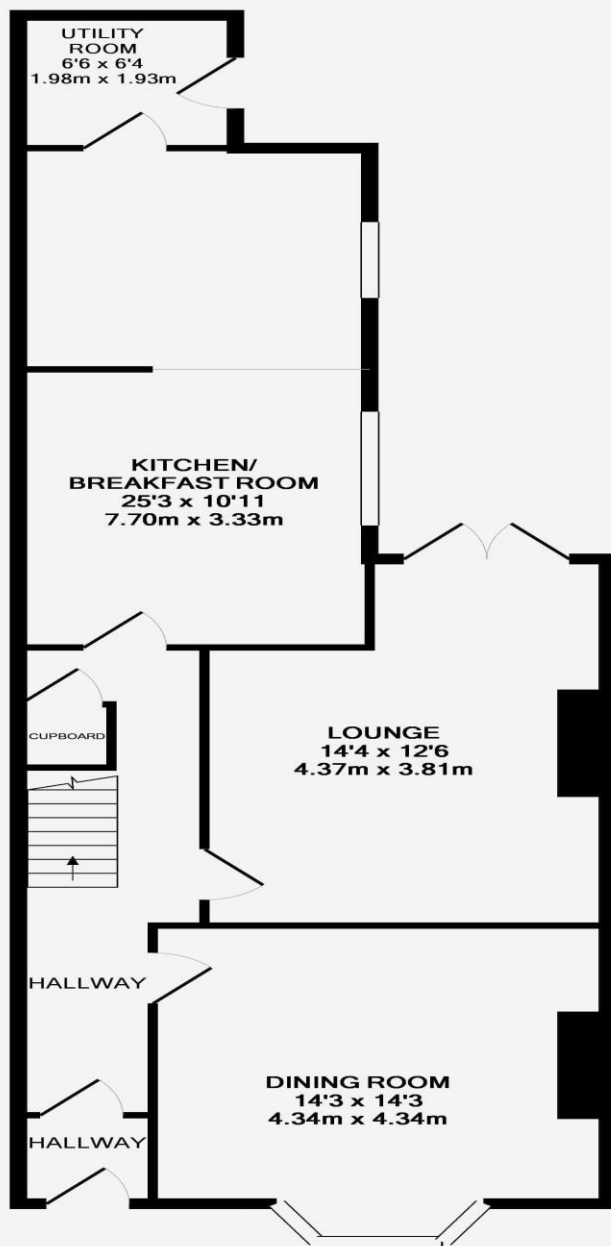
The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom is particularly impressive and measures the full width of the property with dual windows, including bay window | Bedroom two is a further generous double bedroom | Bedroom three is a smaller study/nursery | Family bathroom with contemporary four piece suite.

The staircase then continues up to the loft conversion and onto a further double bedroom with ensuite shower room/wc and separate dressing room. Externally, the property is approached via a front town garden with wrought iron gate & railings | To the rear is a beautifully presented relandscaped courtyard garden with direct access onto the service lane.

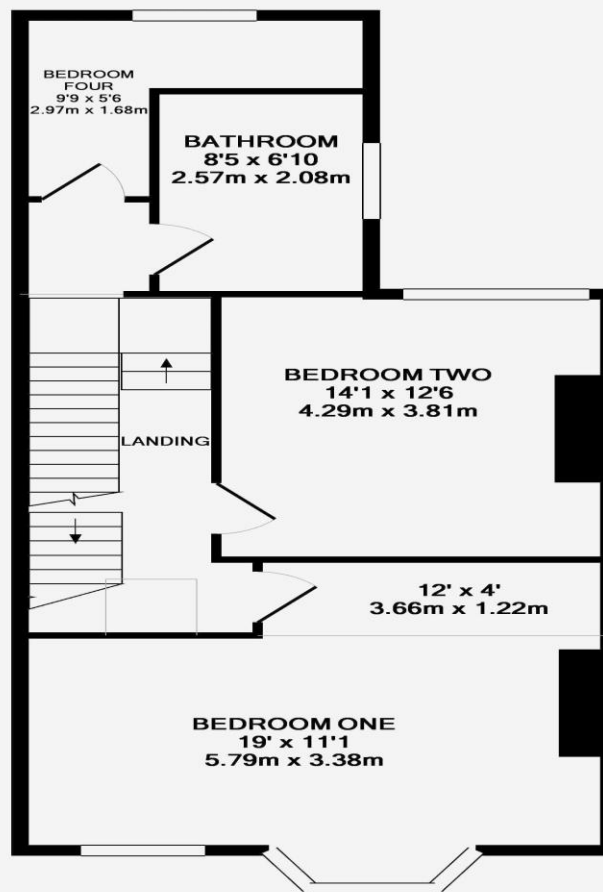
The property further benefits from refitted timber double glazed windows to the front and rear upper floor, as well as a new boiler installed, all within the last 2 years.

Well presented throughout, early viewings are strongly encouraged at this wonderful period family home! Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate; Rating E

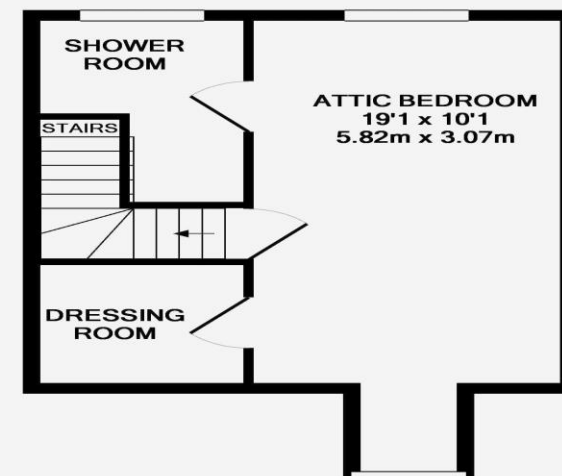
Price Guide: Offers Over £625,000



GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1944 SQ.FT. (180.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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