



24 Osbaldeston Gardens
Gosforth



24 Osbaldeston Gardens, Gosforth, NE3 4JE

Substantial Semi Detached Family Home Boasting Three Generous Reception Rooms, Kitchen, Utility Room, Conservatory, Double Garage, Four Double Bedrooms Including Fantastic Principal Suite, Family Bathroom, Driveway for One Vehicle & Extensive Rear Garden with Garden Room!

This wonderful 1930s semi detached property is ideally positioned on Osbaldeston Gardens, Gosforth. Osbaldeston Gardens, which is ideally located between Montagu Avenue and Kenton Avenue, is placed to provide excellent access into central Gosforth with its shops, cafes and amenities, whilst also being only a short walk to Newcastle's Town Moor and Newcastle City Centre. The property is also positioned close to outstanding local schooling and excellent transport links providing excellent access throughout the region.

Boasting in excess of 2,800 sq.ft, the internal accommodation comprises: Entrance vestibule | Spacious entrance hallway with lovely original $\frac{3}{4}$ height panelling and staircase leading up to the first floor | Ground floor WC | Substantial and attractive sitting room positioned to the front with bay window, feature fireplace and bespoke alcove storage | Dining room leading through to the conservatory with wonderful views over the gardens | Breakfast room with feature fireplace which is open through to the kitchen with integrated appliances | Utility room | Integral double garage.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal suite runs across the front of the property and benefits from a large double room leading through to a dressing room with ample bespoke fitted wardrobes and bay window with bench seat

| Well presented ensuite shower room WC with double sink and bidet | Bedroom two is a further generous double room to the rear with vanity unit & basin | Bedrooms three and four are further double bedrooms, with bedroom three offering a separate study area | Family bathroom with contemporary four piece suite.

Externally, the property is approached via a block paved driveway offering off street parking for one vehicle, as well as access to the garage with ample parking for two further vehicles | Attractive front garden with hedged boundaries granting great privacy | To the rear is an immaculate landscaped garden which is laid predominantly to lawn with mature and well stocked borders | Secret garden to the rear with fully insulated and electric summerhouse, offering versatile space as a reading room/ hobbies room | Greenhouse | Raised paved patio terrace.

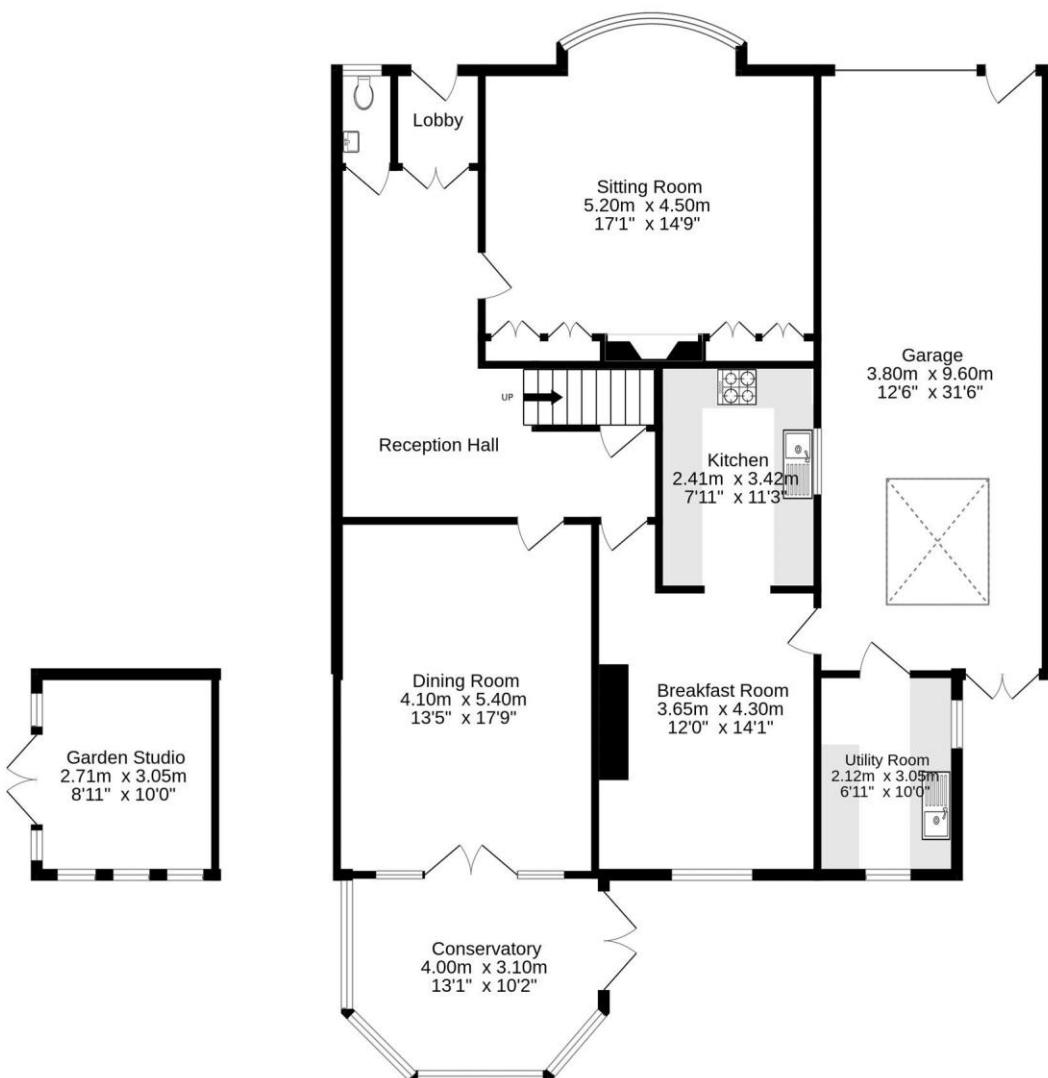
The property has been extremely well maintained by the existing owners and benefits from a full new roof within the past few months.

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

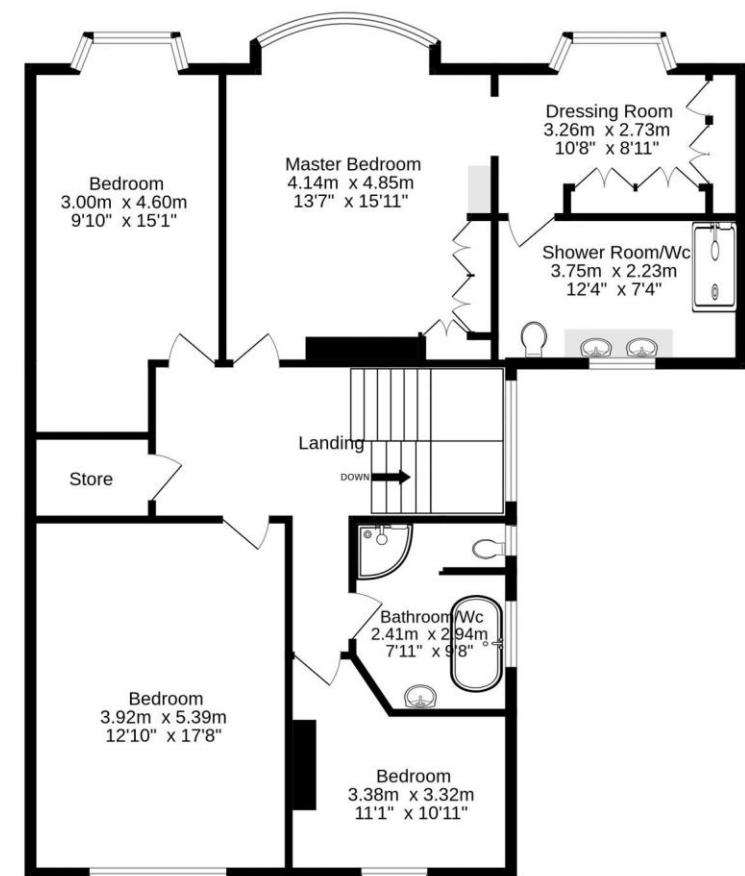
Price Guide: Offers Over £885,000



Ground Floor
153.5 sq.m. (1652 sq.ft.) approx.



1st Floor
107.3 sq.m. (1155 sq.ft.) approx.



TOTAL FLOOR AREA : 260.7 sq.m. (2807 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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