



# The Hollies

99 Kenton Road, Gosforth



99

THE HOLLIES



## The Hollies, 99 Kenton Road

Gosforth, Newcastle upon Tyne NE3 4NL

This beautifully presented and substantially extended family home has been fully refurbished and remodelled by the current owner and now offers one of the finest semi detached homes within Gosforth.

This immaculate property boasts a highly impressive, full width open plan kitchen/diner/living room, formal lounge, snug, four large double bedrooms, two lovely en-suites and family bathroom, extensive south west facing rear gardens and is offered to the market with no onward chain! All fixtures and fittings are of the highest quality and include Villeroy & Boch, Hansgrohe, Duravit and Bosch.

Situated on Kenton Road, The Hollies is ideally placed to provide easy access into central Gosforth with its shops, cafes and restaurants whilst also being a short walk to outstanding local schooling. Kenton Road also offers fantastic road transport links into Newcastle City Centre and is located close to the A1 and Newcastle Airport providing fantastic links throughout the region.

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### Price Guide:

Offers Over £1,000,000

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Offering in excess of 2779 sq/ft of internal living space, the accommodation comprises:

Entrance hall with feature tiled flooring | Front snug with dual aspect windows | Formal living room with oak parquet flooring, bay window and log burning stove | Utility room with access to the integral garage | Downstairs WC | Separate cloaks cupboard

Impressive open plan kitchen/diner and family room, which measures the full width of the property, and offers several new bifolding glazed doors onto the rear terrace | The kitchen is extremely well equipped with modern hand painted cabinetry and worktops, as well as integrated appliances throughout.

The stairs to the first floor lead to a generous landing and on to four generous double bedrooms | Principal bedroom suite with vaulted ceiling and dual aspect windows, en suite bathroom with a four piece suite, and a dressing room/baby room at the entrance to the suite | Bedroom two is situated to the front of the property and is a further double with ensuite shower room/wc | Bedrooms three and four are also double rooms

Stylish and generous family bathroom which offers a three piece suite | Loft space with planning permission in place to convert to additional living space if required  
(Ref: 2023/1361/01/HOU)



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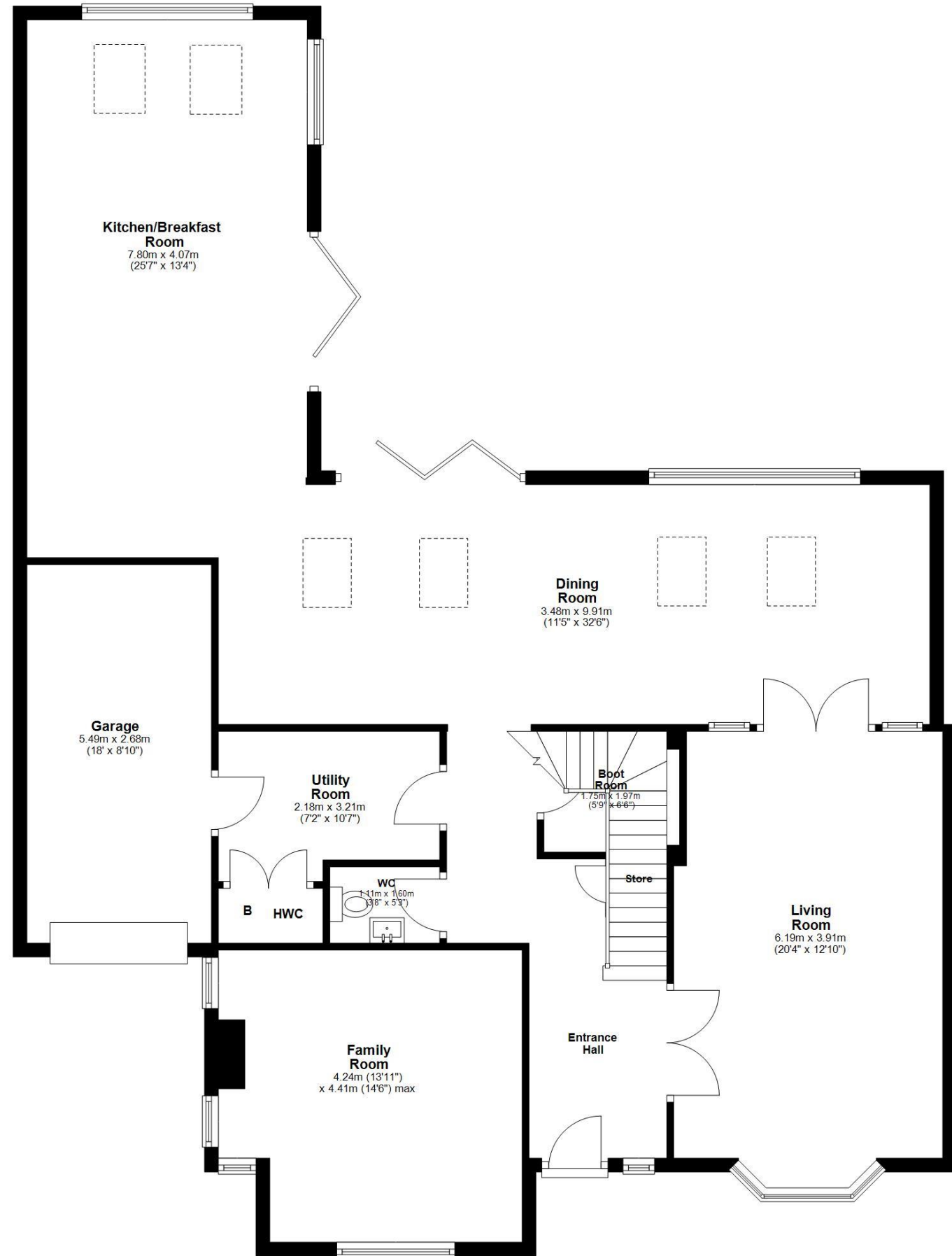




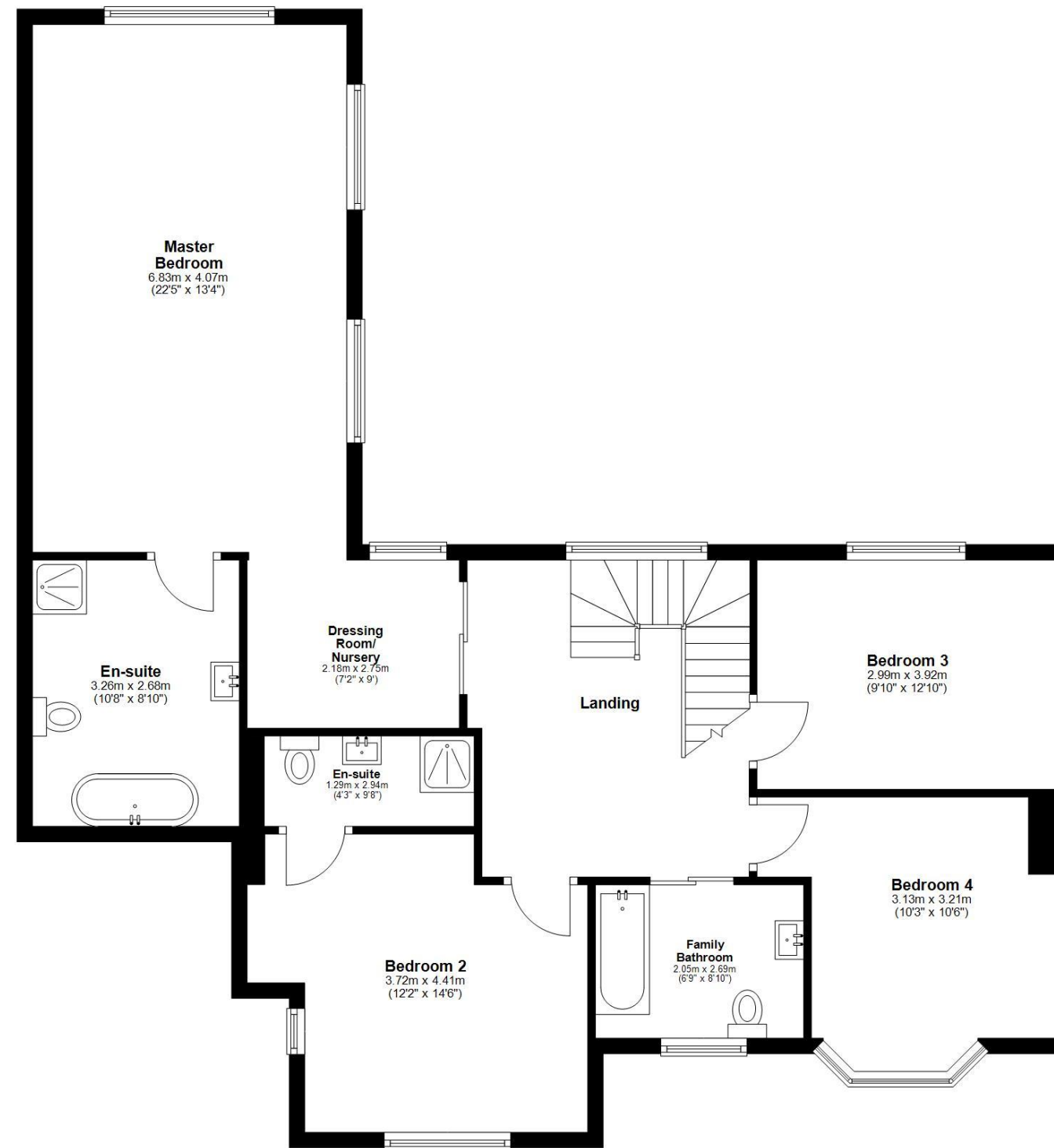




**Ground Floor**  
Approx. 151.0 sq. metres (1625.7 sq. feet)



**First Floor**  
Approx. 107.2 sq. metres (1153.7 sq. feet)



Total area: approx. 258.2 sq. metres (2779.3 sq. feet)

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. The plan is for illustrative purposes only and should be used as such by and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1  
Plan produced using PlanUp.



Externally, the property offers a delightful, and extensive south west facing rear family garden which is laid predominantly to lawn with a well appointed, raised and decked terrace which is perfect for entertaining with fenced boundaries and mature and well stocked planted borders offering a great degree of privacy.

A gravelled driveway to the front of the property offers off street parking for multiple vehicles.

Impeccably presented, with a new gas 'Combi' central heating system, new uPVC windows throughout, internal Crittall doors, new electrical installations including alarm system and preparation for e vehicle charging, and an integral single garage with electric roller door, this fantastic, fully refurbished family home simply must be viewed to fully appreciate the quality of accommodation on offer.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: C



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rare!  
From Sanderson Young