

**BRUNTON**  
RESIDENTIAL



**NORTHUMBERLAND AVENUE, GOSFORTH, NE3**

Guide Price £1,200,000

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## RESIDENTIAL





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Immaculately Presented Semi-Detached Family Home Situated within Central Gosforth & Boasting Over 3,000 Sq ft of Internal Living Space with an Impressive Double Plot, Superb Open Plan Kitchen/Dining and Family Space plus Utility/Boot Room, Three Further Reception Rooms, Five Great Bedrooms, Family Bathroom plus En-Suite Shower Room, Ground Floor Shower Room, Delightful South Facing Lawned Gardens plus Enclosed Rear Garden, Detached Double Garage & Garden Store!

This excellent and well presented family home is perfectly situated on the desirable Northumberland Avenue, Gosforth. Northumberland Avenue, which is accessed from either Elmfield Park and Salters Road, is ideally positioned within walking distance of the shops, cafes and restaurants of Ashburton Road whilst also providing easy access into central Gosforth, Gosforth High Street and outstanding local schooling.

The property itself, which was purchased by the current family in 2018, has since undergone a full transformation and has been sympathetically modernised throughout. The property is also placed close to excellent road transport links, the lovely Elgy Green and is also located just 10 minutes from Newcastle City Centre, both the RVI and Freeman Hospitals and University's.

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The internal accommodation comprises: Lobby with original stained glass. Central entrance hall with stairs leading to the first floor and ground floor guest WC. To the right of the hallway is the first of three reception rooms, and is currently laid out as a home office (but could also be utilised as a snug), with walk-in bay window and storage to the alcoves. To the rear, is a beautiful lounge, again with walk-in bay window, period marble fireplace and original coving.

Double doors then open to a magnificent, open plan kitchen/dining and family space with tiled flooring and extends to 27ft and provides a perfect place to entertain with friends and family. This superb space offers a beautiful re-fitted kitchen with integrated appliances, range cooker and large central island with fitted banquet dining area. To the rear of the kitchen double doors open to give access to a useful pantry cupboard with fitted storage. The kitchen/dining area also offers bi-folding and French doors that open out onto the front gardens.

A door from the rear of the kitchen leads into a great sized utility and boot room, again with bespoke fitted boot room storage and doors leading out to the side and rear courtyard garden. A further door from the boot room gives access to a generous playroom (reception room three) which measures 21ft in length. This excellent addition also doubles as a superb ground floor bedroom suite, with dual aspect windows and French doors leading out to the rear gardens. A further door from this space opens to a re-fitted ground floor shower room with WC which is also accessed from the boot room.

The stairs then lead to the first floor landing with store cupboard and give access to five good sized bedrooms. The principal suite is very well appointed with a large, floor to ceiling south facing window over looking the front gardens. To the rear, a door leads into a dressing room with a further door leading into a contemporary re-fitted en-suite shower room with three piece suite including a beautiful vanity and wet room shower. Bedrooms two and three are similar in size and both benefit from new bespoke fitted wardrobes to the alcoves. Bedroom four is also a double bedroom with south facing window and bedroom five is positioned to the front and is a great children's room. The landing also leads to a well presented, re-fitted family bathroom with four piece suite including free standing bath.

Externally, the property enjoys an extensive garden plot which offers a substantial, south facing lawned front garden with well stocked borders, paved patio seating areas with both walled and fenced boundaries. The rear garden is enclosed, and is ideal for those with younger children or pets.

Additionally, the property also offers a large, detached double garage which is accessed from the rear service lane. The garage offers an electronic roller door, with light and power. To the side is a further garden store that could also be utilised as a home studio/office should it be desired.



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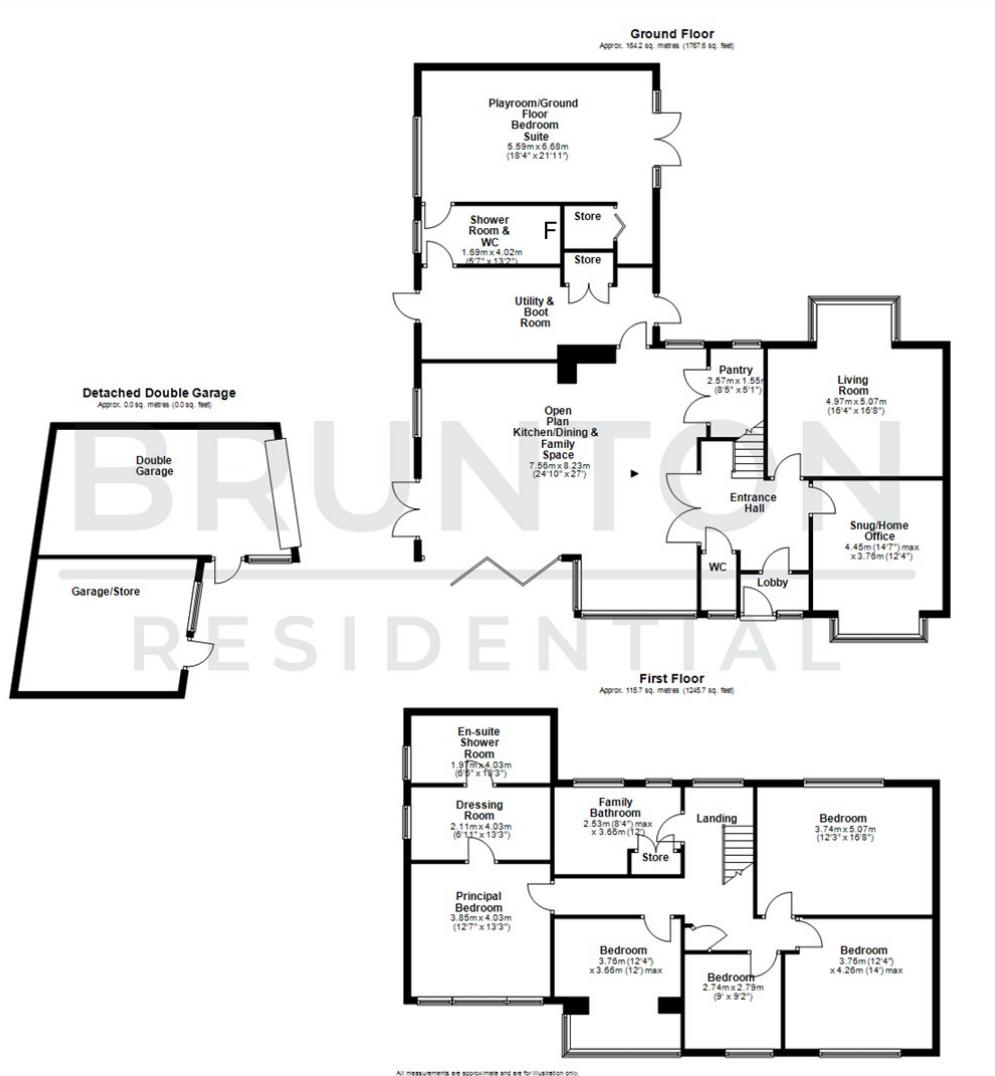
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		