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LYNDHURST DRIVE, GATESHEAD, NE9

Offers Over £875,000

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Substantial Period Detached Family Home Boasting over 3,000 Sq ft of Internal Living Space, with Three Generous Reception Rooms plus Garden Room, Kitchen/Breakfast Room plus Utility, Four Bedrooms, Family Bathroom & En-Suite Bathroom, Detached Double Garage with Annex/Games Room & Delightful Extensive Mature Lawned Gardens with Gated Off Street Parking for Multiple Vehicles.

This excellent, period family home is ideally located on the prestigious Lyndhurst Drive, Low Fell. Lyndhurst Drive is perfectly placed just off from Durham Road and Lyndhurst Road, providing easy access into the beautiful Chowdene Nature Reserve and is also situated only a short walk from the shops, amenities and cafes of Low Fell and Saltwell Park.

Also located nearby are several excellent state schools with further independent schooling available within Newcastle and Durham. The property is also placed close to Team Valley and the A1 Western Bypass providing excellent links throughout the region. Newcastle City Centre is also positioned just 5 miles to the North with further shops and amenities available at The Metro Centre which is located only 10 minutes drive away.

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The internal accommodation comprises: A welcoming central entrance hallway with return staircase leading to the first floor and under-stairs storage. To the ground floor are three great reception rooms, one of which is currently utilised as a home study/office space, but could be useful as a snug/playroom with a bay window. A generous living room with a walk-in bay window and an original Edwardian fireplace is then found from the entrance hall and adjacent to this is a similar sized dining room, also with a walk-in bay window, period fireplace with solid wood surround and marble dressings. From here, through double doors, there is access into the garden room, which enjoys French doors leading out to the rear terrace and gardens.

A final door leads to the kitchen/breakfast room, with fitted wall and base units, as well as integrated appliances. From here, there is further access to the garden room, as well as a useful utility area/scullery, which enjoys granite worktops and a 'Belfast' sink. The cloak room and a convenient ground-floor WC can also be accessed from this room, along with a door leading out to the driveway, garage and rear garden.

The stairs then lead upto the first-floor landing, which gives access to four bedrooms. To the south, two larger bedrooms enjoy views out over the gardens, with one enjoying built-in wardrobes and a generous en-suite bathroom. Bedroom three enjoys fitted wardrobes and an east-facing window. Bedroom 4, ideal as a children's room or as a study, which also enjoys a fireplace. A re-fitted family bathroom and a separate WC complete the first-floor accommodation.

Externally, the property enjoys wonderful and extremely private gardens, providing a range of lawned garden areas with well-stocked borders and high hedged boundaries. The gardens also offer a paved patio seating area with a sunken circular lawned garden.

The property also offers a substantial detached coach house/double garage, which provides secure off-street parking for two vehicles with an electronic up-and-over door. To the rear of the garage is a secure workshop area with a store, and stairs then give access to an upstairs annexe - which is an excellent living or games room and is perfect for older children. To the rear is a wet room and store - an incredibly versatile space.

Priced to reflect some decorative modernisation, this excellent detached period home offers a great opportunity for the next family to create a superb home and early viewings are deemed essential.



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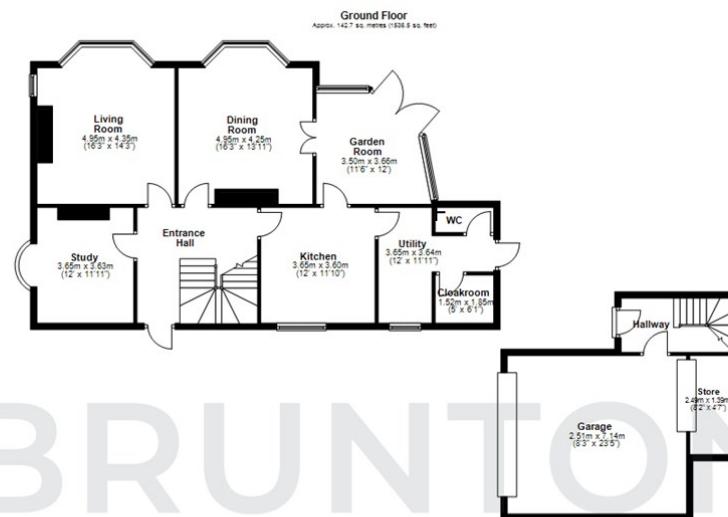
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : F

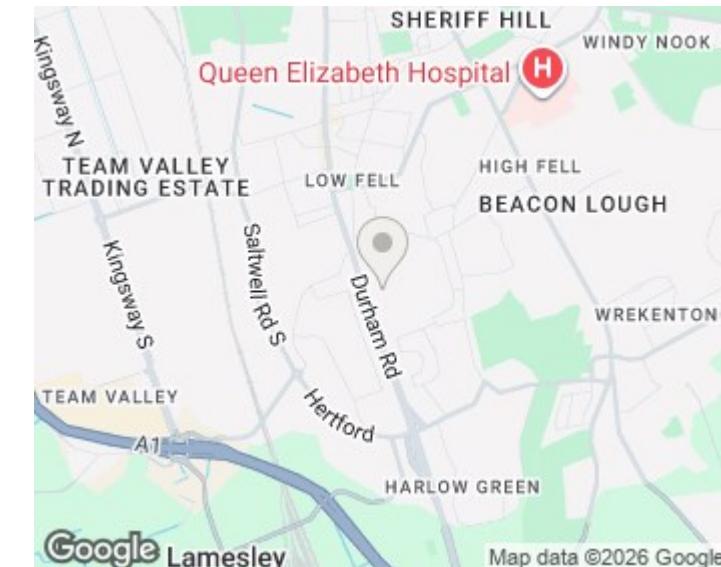
EPC RATING : D



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All measurements are approximate and are for illustration only.
Plan produced using PlanIt.



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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