



Burnside Road Gosforth

An outstanding four bedroom semi detached house located within this desirable residential road just off Broadway East in Gosforth. This superb property has been fully modernised and extended to incorporate a 27ft full width extension to the rear providing additional living space together with a bedroom extension over the garage with en suite shower room. There are beautiful well maintained gardens to the rear with summerhouse, and ample off street parking to the front with integral garage. The property also benefits from a ground floor WC, modern UPVC double glazing and gas fired central heating. There are excellent schools within the area and the Regent Centre Interchange is within easy walking distance. Gosforth High Street is a short distance away with its range of bars, restaurants and coffees shops.

The property comprises entrance porch leading to the reception hallway with 'Karndean' flooring. There is a front facing sitting room with bay window and marble fire place with French doors leading to the kitchen. The kitchen incorporates a range of quality fitted units with integrated appliances and 'Karndean' flooring which follows on into the fabulous rear extension with fitted cupboards, Velux windows and triple French doors leading to the rear garden. To the first floor are four bedrooms with en suite to the guest bedroom. There is also a family bathroom with shower. Externally to the rear is a beautiful well maintained garden with summerhouse and children's climbing frame. To the front there is ample off street parking and a single integrated garage with up and over door.

Offers Over: £495,000

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Gosforth

ENTRANCE DOOR LEADS TO:

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and sides, courtesy light.

RECEPTION HALL

Cloaks cupboard, radiator, 'Karndean' flooring.

LOUNGE 15'10 (into bay) x 14'2 (into alcove) (4.83 x 4.32m)

Double glazed bay window to front, marble fireplace, radiator, partial glazed doors.



FAMILY ROOM/DINING ROOM 27'4 x 10'10 (8.33 x 3.30m)

Three double glazed French doors, three Velux windows, two radiators, 'Karndean' flooring.

KITCHEN 23'0 (max) x 9'11 (7.01 x 3.02m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in double oven, built in gas hob, extractor hood, larder fridge, dish washer.



UTILITY

Space for automatic washer.

W.C.

Low level WC, pedestal wash hand basin, tiled flooring, radiator.

FIRST FLOOR LANDING

Access to roof space via loft ladder (partial boarded).

BEDROOM ONE 16'4 (into bay) x 11'5 (to wardrobe) (4.98 x 3.48m)

Double glazed bay window to front, fitted wardrobes with sliding doors.

BEDROOM TWO 10'2 x 11'5 (to wardrobe) (3.10 x 3.48m)

Double glazed window to rear, fitted wardrobes, radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BEDROOM THREE 16'1 x 7'4 (4.90 x 2.24m)

Double glazed window to front. Radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising: step in shower cubicle, pedestal wash hand basin, low level WC, tiled floor, heated towel rail, double glazed frosted window to rear, extractor fan.

BEDROOM FOUR 10'10 (max into recess) x 7'4 (to wardrobe) (3.30 x 2.24m)

Double glazed window to front, fitted wardrobes, radiator.

BATHROOM/W.C.

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted window to rear.

FRONT GARDEN

Lawned arear, block paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, summerhouse, children's climbing frame.

GARAGE

Up and over door, light and power points.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: C

GS14659/DJ/PC/03.10.23/V.1





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