



Woodlands Park North Gosforth

A simply stunning five bedroom semi detached house constructed circa 1920s presented to the highest of standards and benefitting from beautiful westerly facing gardens and ample off street parking. The property has been lovingly restored, refurbished and extended by the current owners to create a fabulous family home. To the ground floor is a reception hallway with original parquet flooring which leads to a front facing dining room with cast iron fireplace and hardwood flooring. To the rear is a lovely 22ft sitting room with marble fireplace, Velux windows, hardwood flooring and bi-folding doors leading to the rear garden. There is also a breakfast room which leads to a quality fitted high gloss kitchen with a range wall and base units and integrated dishwasher. The ground floor also benefits from a shower room with walk in shower. To the first floor are three bedrooms and a family bathroom with separate double shower. From the first floor there is a staircase leading to a loft conversion providing a further two bedrooms and a WC. Externally to the rear is a beautiful westerly facing garden well stocked with mature flower tree and shrub borders and patio area. There is also gated access to the side of the house giving access to the front of the house. To the front is a small garden with block paved driveway providing ample off street parking. This leads to a good size garage with electronically operated roller door. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned for access to local shops, schools, amenities and transport links as well as providing easy access to the A1 motorway and central Gosforth.

Guide Price **£425,000**

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Woodlands Park

North Gosforth

ENTRANCE DOOR LEADS TO: RECEPTION HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, radiator and parquet flooring.

DINING ROOM 14'4 (into bay) x 12'11 (into alcove) (4.37 x 3.94m)

Double glazed bay window to front, cast iron fireplace with living flame gas fire, picture rail, coving to ceiling, ceiling rose, radiator, hardwood flooring.



SITTING ROOM 21'8 x 16'4-14'7 (6.60 x 4.98-4.45m)

Bifolding doors to rear garden, marble fireplace, multi fuel burner fired stove, picture rail, coving to ceiling, ceiling rose, two Velux windows, hardwood floor, and two radiators.

BREAKFAST ROOM 11'10 x 9'4 (3.61 x 2.84m)

Door to garage, cupboard with plumbing for automatic washer, and a radiator.

SHOWER ROOM

Low level WC, step in shower cubicle with electric shower, pedestal wash hand basin, part tiled walls, extractor fan, heated towel rail, Velux window and tiled floor.



KITCHEN 20'6 x 8'8 (6.25 x 2.64m)

Fitted with a range of high gloss wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated dishwasher, radiator, double glazed window to rear, double glazed door to rear.

HALF LANDING

Arched double glazed stained glass window.

FIRST FLOOR LANDING

Doors off to bedroom one, two and three, and bathroom. Coving to ceiling, staircase to second floor with spindle banister.

BEDROOM ONE 11'0 x 13'0 (into alcove) (3.35 x 3.96m)

Double glazed window to front, fitted wardrobes, picture rail, and a radiator.

BEDROOM TWO 11'10 x 13'3 (into alcove) (3.61 x 4.04m)

Double glazed window to rear, picture rail, ceiling rose, and a radiator

BEDROOM THREE 9'5 (max) x 10'0 (2.87 x 3.05m)

Double glazed window to rear, picture rail, and a radiator.

FAMILY BATHROOM

Four piece suite comprising of a panelled bath, wash hand basin, step in double shower cubicle, high flush WC, part tiled walls, heated towel rail, two extractor fans, double glazed frosted window, built in cupboard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR LANDING

Doors off to bedroom four and five, and WC.

BEDROOM FOUR 16'0 x 11'0 (4.88 x 3.35m)

Two Velux window skylights, built in cupboard, eaves storage, and a radiator.

BEDROOM FIVE 11'7 x 8'9 (with sloping ceilings) (3.53 x 2.67m)

Velux window, and a radiator.

SEPARATE WC

Low level WC, wash hand basin, Velux window, part tiled walls and storage cupboard.

FRONT GARDEN

Lawned area, flower, tree and shrub borders, blocked paved driveway.

REAR GARDEN

Lovely mature westerly facing garden, laid mainly to lawn, patio, outside water point, flower, tree and shrub borders, fenced boundaries, garden shed and greenhouse.

GARAGE

Electrically operated roller door, storage cupboard housing central boiler.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

EPC RATING: C

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