



## Kenton Road Gosforth

An outstanding 7 bedroom detached house occupying a secluded position just off Kenton Road in Gosforth. This superb property has undergone substantial renovation by the current owners to offer a range of quality fixtures and fittings throughout. The property comprises to the ground floor reception hallway with glass staircase leading to the first floor.

The ground floor benefits from Italian marble flooring with underfloor heating, 35ft kitchen/dining room with high specification wall and base units, integrated appliances, granite work surfaces and centre island. It also features a quality fitted bespoke hardwood media wall with storage shelves. There is a 35ft family room with bar area ideal for entertaining and TV room with media wall. There is also a large utility/kitchen and a ground floor WC. There are 5 bedrooms to the first floor with the master benefitting from an en suite and large walk-in dressing room. The guest bedroom also features an en suite and there is also a family bathroom on this floor. The second floor features a further 2 double bedrooms and a box room which could easily be converted into a further bathroom. Externally to the rear is a lovely enclosed westerly facing garden with patio area whilst to the front a paved driveway providing ample off street parking which leads to a garage with electronically operated up and over door. Additional features include gas fired central heating, UPVC double glazing and security alarm. The property is well positioned for access to Gosforth High Street with its range of bars, restaurants and coffee shops. There are also excellent schools within the area.

Offers Over **£1,250,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[gosforth@rmsestateagents.co.uk](mailto:gosforth@rmsestateagents.co.uk)



# Kenton Road Gosforth

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Double glazed entrance door, marble flooring.

### SITTING ROOM 20'0 x 10'2 (6.10 x 3.10m)

Double glazed window to front, staircase to first floor, double radiator, marble flooring.

### FAMILY ROOM/BAR 35'2 x 13'0 (10.72 x 3.96m)

Double glazed window, fully fitted bar, marble flooring, double glazed patio door.



### KITCHEN/DINING ROOM/LIVING SPACE 35'0 x 23'5 (max) (10.67 x 7.14m)

Fitted with a range of wall and base units with granite work surfaces, centre island, 1 ½ bowl sink unit, NEFF microwave oven, built in electric oven, built in gas hob, extractor hood, space for automatic dishwasher, marble flooring, double glazed patio door, double glazed window.

### UTILITY 10'3 x 9'9 (max) (3.12 x 2.97m)

Integrated dishwasher, tiled floor, double glazed window, double glazed door

### FIRST FLOOR LANDING

Doors off to: bedrooms 1-5 and family bathroom. Velux window, built in cupboard housing hot water cylinder, staircase to 2<sup>nd</sup> floor with spindle banister.



### BEDROOM ONE 14'9 x 13'2 (4.50 x 4.01m)

Double glazed window to rear, walk in dressing room, radiator.

### EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, set in vanity unit, low level WC, tiled floor, heated towel rail, double glazed frosted window, extractor fan.

### BEDROOM TWO 12'5 x 11'2 (3.78 x 3.40m)

Double glazed window to front, fitted bedroom furniture, mirror fronted sliding doors, radiator.

### EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, set in vanity unit, low level WC.

### BEDROOM THREE 15'4 x 9'2 (4.67 x 2.79m)

Double glazed window to front, radiator.

### BEDROOM FOUR 13'4 x 12'7 (plus doorway) (4.06 x 3.84m)

Double glazed window to front, fitted wardrobes, built in cupboard, radiator.

### BEDROOM FIVE 9'6 (max) x 7'6 (2.90 x 2.29m)

Double glazed window to front, fitted wardrobes, double radiator.



## SECOND FLOOR LANDING

Doors off to: bedroom 6 and 7. Access to roof space.

## BEDROOM SIX 17'9 x 16'6 (5.41 x 5.03m)

Velux window, fitted bedroom furniture, fitted wardrobes, radiator.

## BEDROOM SEVEN 17'8 x 8'5 (5.38 x 2.57m)

Velux window.

## BATHROOM/W.C.

Three piece suite comprising panelled bath with electric shower over, wash hand basin, set in vanity units, low level WC, extractor fan.

## FRONT GARDEN

Block paved driveway.

## REAR GARDEN

Laid mainly to lawn, decked patio, gated access.

## GARAGE

Central heating boiler, electric up and over door, light and power points.

## 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

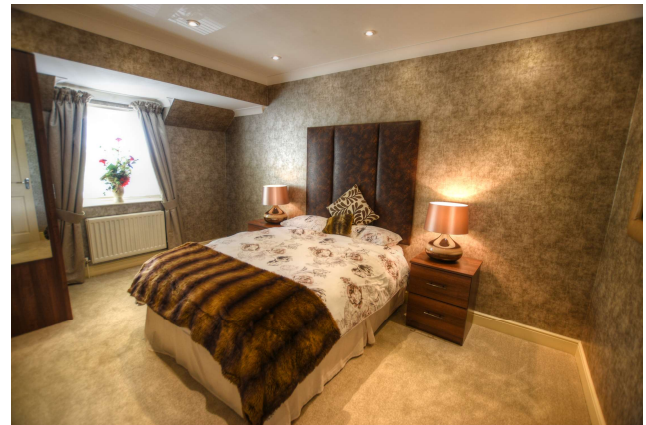
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: G

## EPC RATING: B

GS00015093.DJ.PC.17.06.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

