16 Adeline Gardens

Gosforth



16 Adeline Gardens, Gosforth, Newcastle upon Tyne, NE3 4JQ

Adeline Gardens is an exceptionally spacious and beautifully extended six-bedroom family home, arranged over three floors and offering an impressive amount of versatile living accommodation. Ideally suited to growing families and those seeking generous proportions, the property combines an abundance of living space with a highly convenient and sought-after location.

The accommodation briefly comprises six well-proportioned bedrooms, three bathrooms, two reception rooms and an impressive kitchen/diner/sun room. Externally, the property further benefits from a single garage and a particularly generous, east-facing rear garden, providing excellent outdoor space for families, entertaining and enjoying the warmer months.

One of the property's greatest attractions is its superb position, ideally situated between the highly regarded Montagu Avenue and Kenton Avenue. The location offers convenient access to the heart of Gosforth, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Newcastle's Town Moor is also within easy walking distance, providing a wonderful expanse of open green space, while Newcastle city centre is readily accessible. The property is particularly well placed for families, with a selection of highly regarded local schools nearby, alongside excellent public transport connections and road links, providing convenient access throughout Newcastle and the wider region.

Upon entering the property, you are welcomed by an extremely spacious entrance hallway which immediately sets the tone for the home. The original wood panelling has been retained and is beautifully maintained, adding a wonderful sense of character. Off the hallway is a cloakroom incorporating a WC and wash hand basin.

The first reception room is positioned to the front of the property and is currently utilised as a lounge. This room benefits from a bay window overlooking the front, alongside a charming, functioning fireplace which provides an attractive focal point. The second reception room is positioned to the rear and enjoys phenomenal views across the rear garden with double doors providing access out.













Beyond the hallway, the kitchen, dining/sun room provides a fantastic extended entertaining space, designed to offer far greater versatility. The rear of this space incorporates Velux windows and two sets of double doors, providing direct access onto the rear garden. The east and south-facing aspects also allow an abundance of natural light to fill the room throughout the day. The roof tiles above this extension have been replaced, with the space continuing through to a utility area, additional storage and the single garage and benefits from of an electric vehicle charging point.

The staircase leads to a half landing where there is a tiled shower room, before continuing to the first floor, which accommodates four bedrooms, three of which are particularly spacious double bedrooms. The principal bedroom is situated on this floor towards the front and benefits from built-in storage. The family bathroom benefits from a large jacuzzi, WC, sink and underfloor heating.

The staircase continues into the loft extension, where there are two further bedrooms. The dormer windows provide excellent space and full head height, making both rooms particularly practical. The rear bedroom enjoys incredible views across the rooftops of Gosforth and also benefits from built-in wardrobes and a modern tiled ensuite, incorporating a large walk-in shower, WC and wash hand basin with a Jack and Jill door leading back to the landing.

Externally, the property offers off street parking positioned to the front, a single garage and an extensive mature, rear lawned mature garden with a paved seating area, shed and greenhouse. The cellar, which extends beneath the utility, dining and kitchen areas, providing further storage potential.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £1,050,000

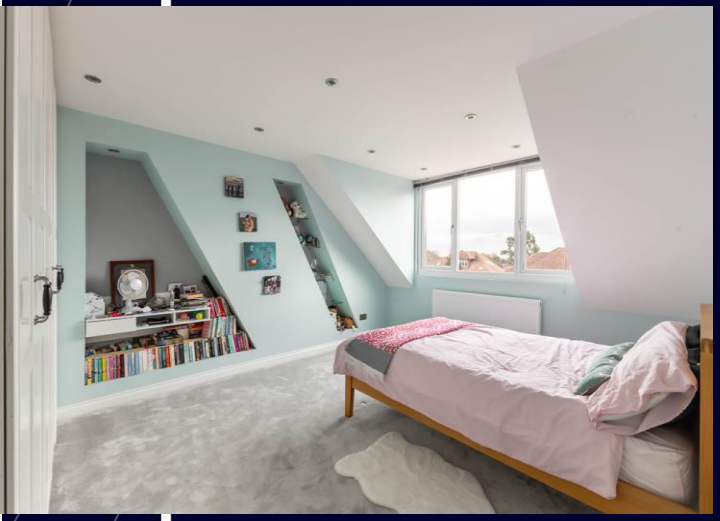


Floorplan to be included













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