

# BRUNTON

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RESIDENTIAL



**KENTON ROAD, GOSFORTH, NE3**

Offers Over £750,000

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Delightful Semi Detached Family Home, Boasting a Wealth of Period Charm with a Beautiful Lounge, Separate Dining Room, Conservatory, Kitchen & Breakfast Room, Five Good Sized Bedrooms, Bathroom & Delightful Mature South-West Facing Lawned Rear Gardens, & Detached Double Garage!

Thought to have been originally constructed in the late 1920's, this excellent, semi-detached period family home is perfectly located to the west backing side of Kenton Road..

This great semi-detached family home occupies an enviable south-west facing plot, and is positioned on Kenton Road, Gosforth. Centrally located within Gosforth, Kenton Road is ideally placed within walking distance to Gosforth High Street, with its excellent array of shops, restaurants and cafés as well as excellent transport links into the city and beyond.

The property is also placed close to outstanding state and independent schooling whilst also offering easy access to Newcastle's Town Moor and indeed Newcastle City Centre, both The RVI & Freeman Hospitals and both of the city's universities.

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The internal accommodation comprises: Lobby through to reception hall with return staircase leading to the first floor. To the left of the hallway are two excellent and generous reception rooms. To the front a dining room provides a walk-in bay window over-looking the front gardens. The lounge is positioned to the rear and offers a door leading into the conservatory/garden room with French doors leading out onto the rear terrace and gardens.

The ground floor also benefits from a breakfast room which interconnects into the kitchen, which in turn leads into the utility room with ground floor cloakroom/WC, pantry and door leading out to the side. The stairs then lead to the first floor landing which gives access to five, good sized bedrooms, of which three are large double rooms. The landing also leads to a family bathroom with separate WC.

Externally, the property enjoys a large, block paved driveway providing off street parking for several vehicles. The driveway then leads to a detached garage and a pedestrian entrance gate that leads to the rear gardens. The delightful rear gardens are south west facing and are laid mostly to lawn, with an abundance of well stocked borders, walled and hedged boundaries.

This excellent family home is ready for the next owners to create an exceptional family home is a prime Gosforth location and early viewings are deemed essential.

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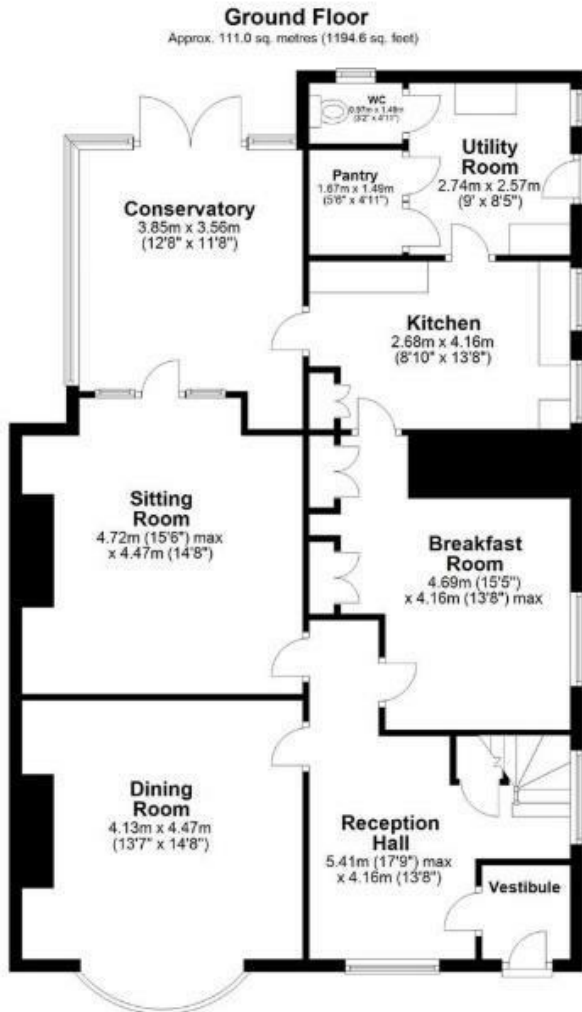
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 207.7 sq. metres (2235.7 sq. feet)

