



# 27 Rosewood Gardens

Gosforth





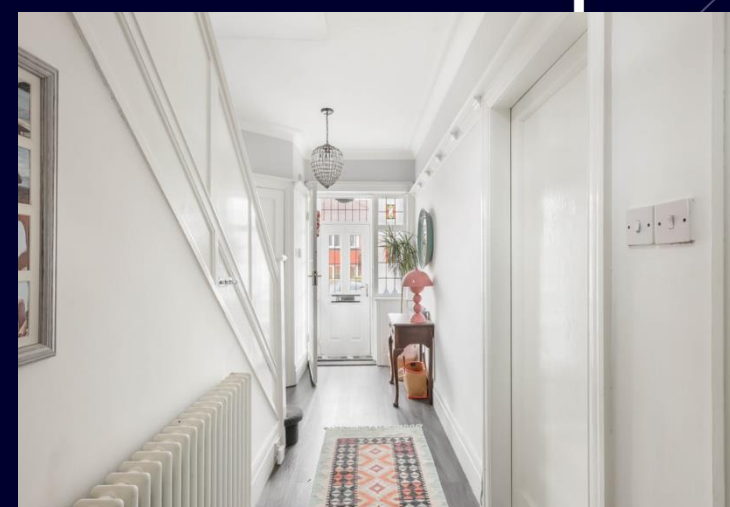
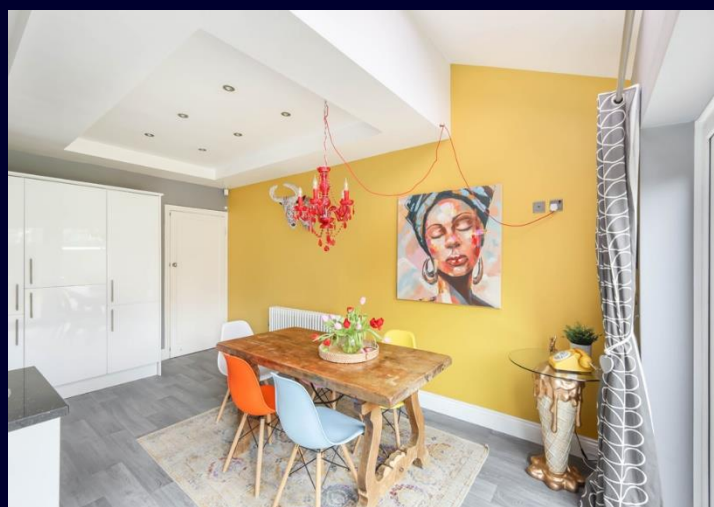
## 27 Rosewood Gardens, Gosforth, NE3 3DH

This immaculately presented, four bedroom, semi-detached family home is ideally located on Rosewood Gardens, Kenton. Rosewood Gardens, which is tucked just off Southwood Gardens and Kenton Lane is ideally placed to provide easy access to local transport links and is also a short walk to Gosforth High Street with its shops, cafes and restaurants.

Boasting close to 1,800 sq.ft. of internal living space, the property briefly comprises: Entrance hall with useful store cupboard and stairs leading to first floor | Sitting room to the front with feature fireplace | Second reception room with direct access onto the rear gardens and gas fireplace | Extended open plan kitchen/diner with a range of integrated appliances | Utility room | Garage store | Ground floor WC.

The stairs to the first floor give access to three bedrooms | The principal bedroom enjoys a large double room to the front with bay window | Bedroom two is a further generous double room | Bedroom three offers a single room with bay | Impressive family bathroom with contemporary four piece suite.





The staircase then continues up to the loft conversion and onto a fourth bedroom, enjoying a large double room, ample storage and ensuite shower room/wc.

Externally, the property benefits from a pleasant front garden driveway for two vehicles and access to garage/store | The rear garden enjoys great sun with a fantastic south facing aspect, laid partially to a decked terrace and partially to artificial turf | Detached studio which is fully insulated and has electric, ideal for a work from home space or hobbies room.

Well presented throughout, early viewings are strongly encouraged at this fantastic family home!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating D

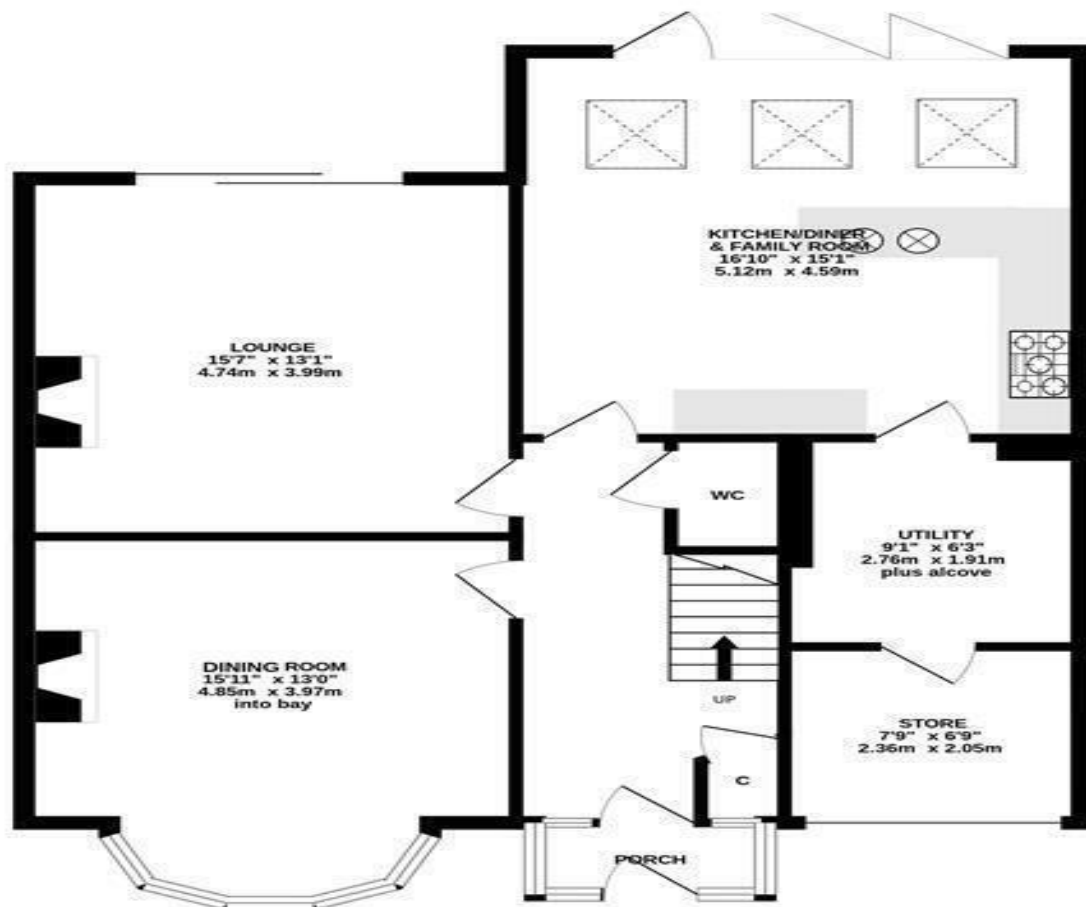
Price Guide: Offers Over £385,000







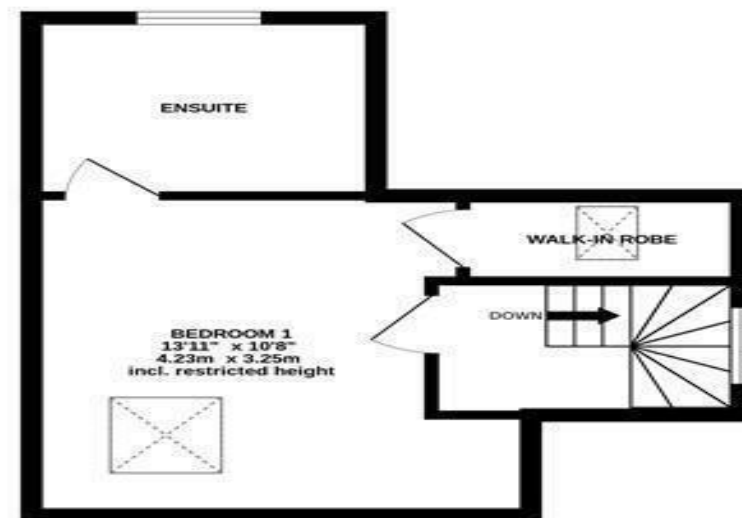
**GROUND FLOOR**  
894 sq.ft. (83.0 sq.m.) approx.



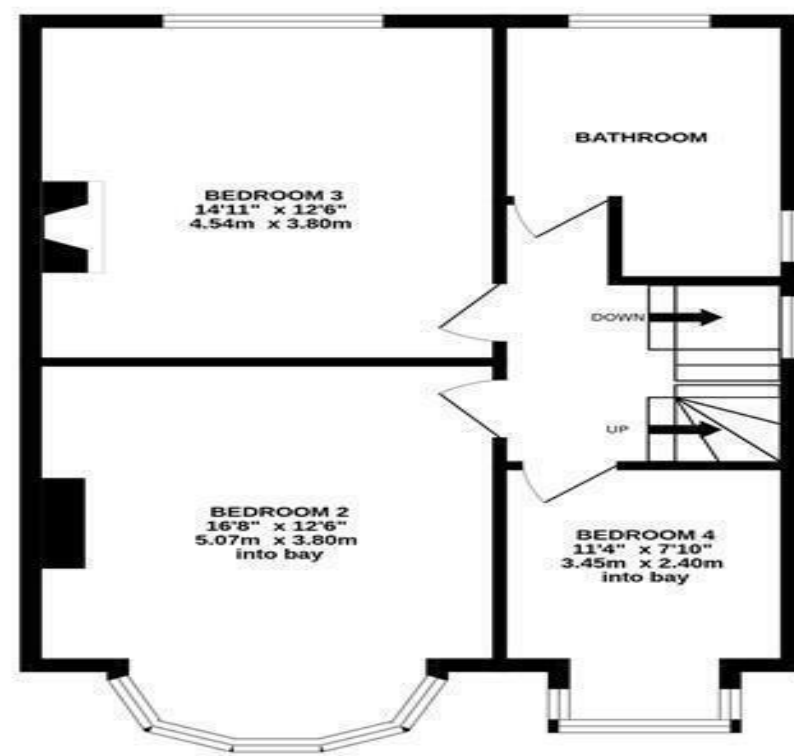
**TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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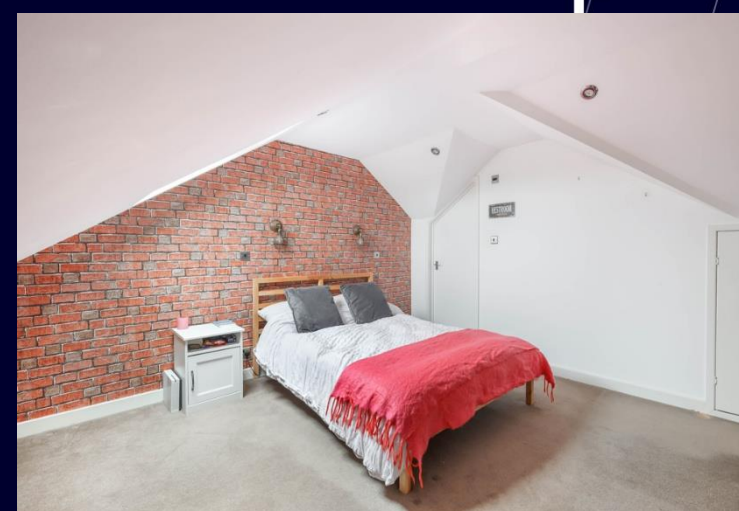
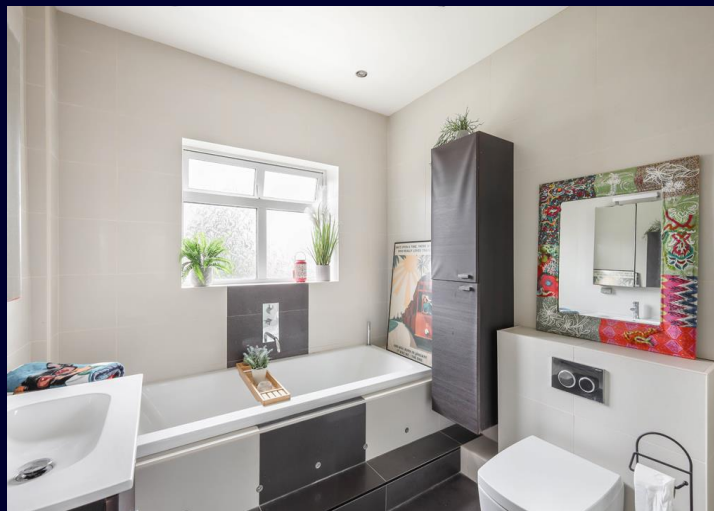
**2ND FLOOR**  
308 sq.ft. (28.6 sq.m.) approx.



**1ST FLOOR**  
590 sq.ft. (54.9 sq.m.) approx.















# SANDERSON YOUNG

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