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LAYFIELD ROAD, BRUNTON PARK, NE3

Offers Over £450,000


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Stunning 1930s semi-detached home that has been thoughtfully extended and improved to create a stylish and spacious family residence within one of Gosforth's most desirable locations. Combining period character with modern enhancements, the property offers generous living accommodation throughout and is presented to a high standard.

Particular highlights include the impressive extended kitchen, elegant bay fronted lounge, bright dining room with garden access and three well proportioned double bedrooms. Externally, the property enjoys a private rear garden, garage and ample off street parking, making it perfectly suited to modern family living.

Layfield Road is located within the highly sought after Brunton Park area of Gosforth, renowned for its excellent schools, local amenities, transport links and convenient access to Newcastle city centre, making it a popular choice for families and professionals alike.

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The internal accommodation comprises: a welcoming entrance hallway with attractive panelling and stairs leading to the first floor. To the front of the property is a beautiful bay fronted lounge, featuring a fireplace and a stunning walk in bay window that fills the room with natural light. To the rear, the lounge flows into a formal dining room, which benefits from floor to ceiling glazing and doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. A convenient ground-floor WC is positioned beneath the staircase. Completing the ground floor is an impressive extended kitchen, fitted with a central island and providing excellent space for cooking, dining and entertaining, alongside direct access to the garden.



The first floor landing provides access to three generous double bedrooms, including a spacious principal bedroom with an attractive walk in bay window. The accommodation is served by a well appointed four piece family bathroom, incorporating both a bath and separate shower enclosure.



Externally, the property benefits from a double width driveway providing off street parking and access to the garage. To the rear is a private garden with a patio seating area, offering an ideal space for everyday family life and outdoor entertaining.

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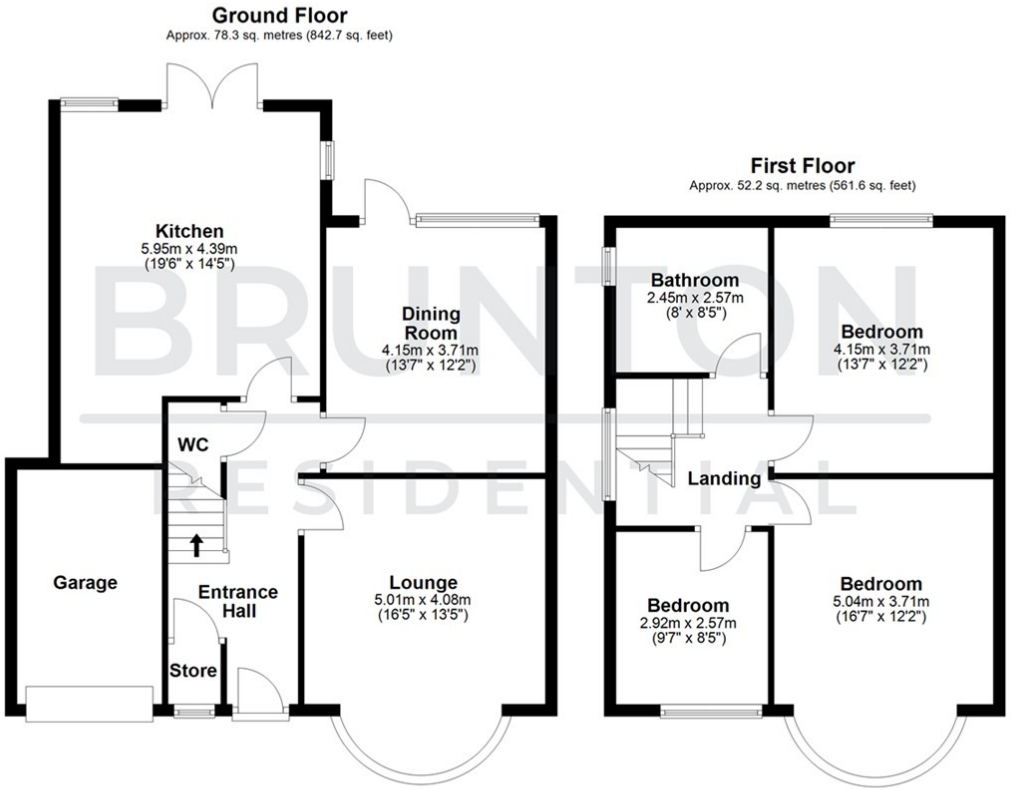
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 130.5 sq. metres (1404.3 sq. feet)



