

**BRUNTON**  
RESIDENTIAL



**BRIARFIELD ROAD, NEWCASTLE UPON TYNE, NE3**

Offers Over £485,000

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Wonderful Five-Bedroom Semi-Detached Family Home Spread Over Three Storeys & Situated Within Central Gosforth, Boasting Close to 2000 sq ft of Internal Living Accommodation with 21 ft Open Plan Kitchen-Diner plus Utility Room & Ground Floor W.C. Separate Reception Room, Five Bedrooms Including Three Doubles, Family Bathroom plus Two Shower Rooms, Enclosed Lawned Rear Garden plus Off-Street Parking & Garage!

This excellent family home is perfectly situated on the desirable Briarfield Road, Gosforth. Briarfield Road, which is nestled between Brackenfield Road and Northfield Road, benefits from the lovely Elgy Green and is ideally positioned within walking distance of the shops, cafes and restaurants of Ashburton Road whilst also providing easy access into Central Gosforth, Gosforth High Street and outstanding local schooling.

The accommodation is arranged across three floors and includes spacious reception areas alongside the open-plan kitchen-diner, creating an excellent hub for everyday living or entertaining. There are four well-proportioned bedrooms plus study/nursery, providing flexibility for families, home working, or guest accommodation, supported by well-appointed bathroom facilities across the house. The property further benefits from an open and delightful enclosed rear garden, a garage and off-street parking.

The property itself, which was purchased by the current family in 2012, has since benefitted from a loft conversion and substantial refurbishment throughout. The property is also placed close to excellent road transport links, and just 10 minutes from Newcastle City Centre, both the RVI and Freeman Hospitals and universities.

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The internal accommodation comprises an enclosed generous entrance porch leading into a spacious entrance hall, which provides access to the staircase to the first-floor landing, the principal reception room, the kitchen-diner, and a ground-floor WC. The front reception room benefits from a charming walk-in bay window and wood-burning stove, and flows through double doors to the open-plan kitchen-diner at the rear of the property, creating a bright and sociable living space. The kitchen-diner enjoys French doors opening onto the landscaped rear garden and is fitted with wall and base units including an oak-topped peninsula, and integrated dishwasher, oven, hobs, and fridge. Beyond is a utility room with base units, sink, and spaces for a fridge-freezer, a washer, and a dryer. The utility room provides access to the rear garden and the integral garage. The polymer-floored garage contains an oak workbench and ample storage. A ground-floor WC with sink and heated towel rail completes the ground-floor accommodation.

The wide first-floor landing gives access to four bedrooms, bath and shower rooms, along with a further staircase rising to the second floor. Two substantial double bedrooms are positioned to the left of the landing, one overlooking the front and the other the rear. Adjacent is a shower room with a sink and heated towel rail, alongside the family bathroom featuring a three-piece suite and heated towel rail. To the right of the landing is an impressive extended bedroom, forming the over-garage extension and benefiting from a wide bay window. The remaining bedroom on this floor has been used as a home office and nursery.

The second-floor landing provides access to a further double bedroom, shower room with WC, sink and heated towel rail, and plentiful accessible storage. The bedroom benefits from excellent natural light via two Velux windows and built-in storage.

Externally, the rear garden comprises tool and wood sheds, stone patio, and lawn surrounded by beds inside fenced boundaries. In front of the property, the drive allows off-street space for two cars alongside a flower beds, and sheltered access to the integral garage.



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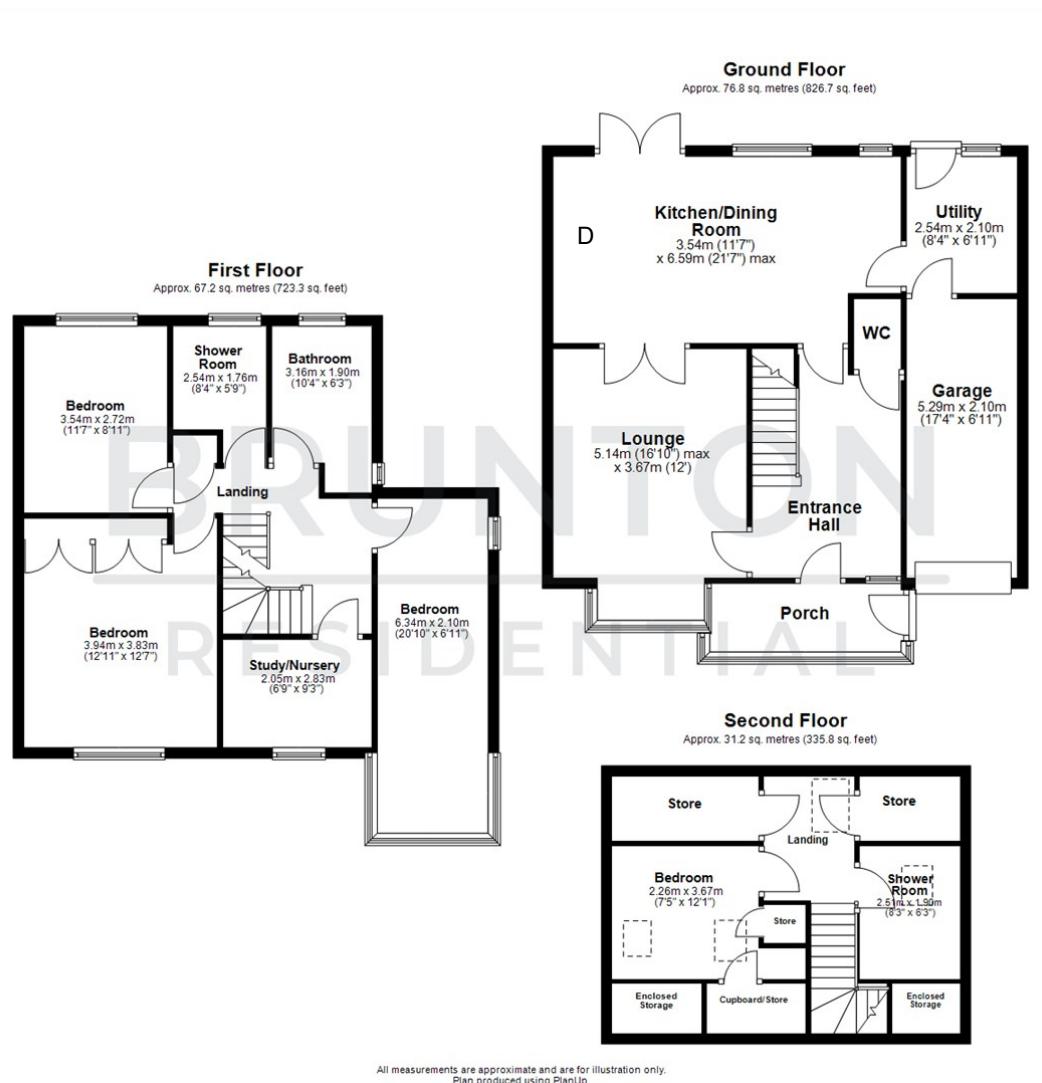
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC