



43 Briarfield Road

Gosforth




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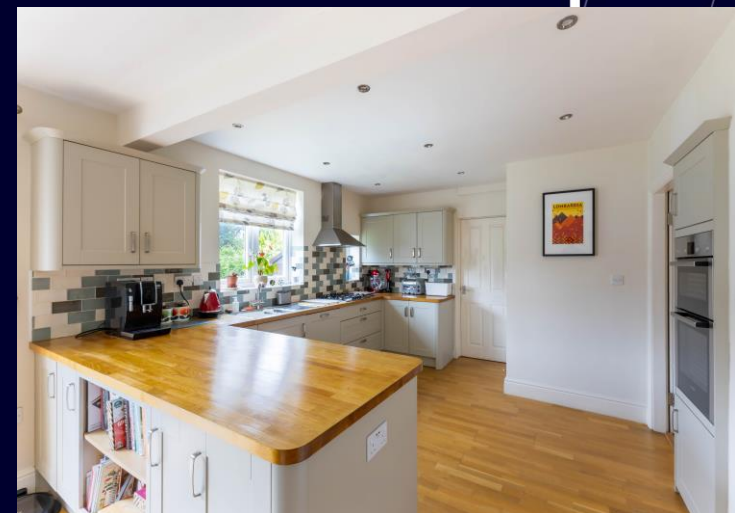
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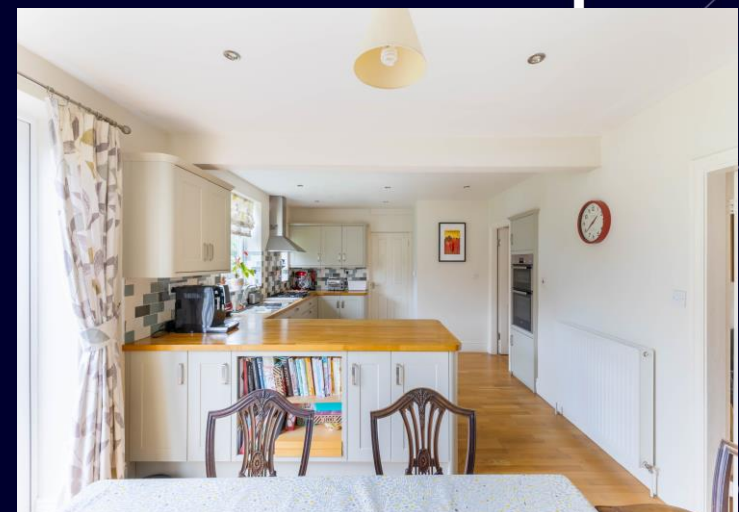
43 Briarfield Road, Gosforth, Newcastle Upon Tyne, NE3 3UH

Well Presented & Substantial Family Home Boasting Five Bedrooms, Three Bathrooms, Generous Sitting Room, Open Plan Kitchen/Diner, Utility, Garage, Off Street Parking & Rear Gardens!

This impressive property is ideally situated on the desirable Briarfield Road, Gosforth. Briarfield Road, which is located close to outstanding local schooling, is perfectly placed to provide immediate access to Elgy Green and is also situated only a short walk from the cafés, restaurants and amenities of Gosforth High Street. The property is also located close to excellent transport links offering easy access into Newcastle City Centre.

Boasting close to 1,900 sq.ft, the internal accommodation comprises: Entrance porch | Spacious hallway with staircase leading to the first floor | Ground floor WC | Well proportioned day to day sitting room with westerly facing walk in bay window and log burning stove | Open plan kitchen/diner, enjoying a range of modern cabinetry with oak worktops and integrated appliances throughout | Utility room with integral access into the garage.





The staircase leads up to the first floor landing and onto four bedrooms | The principal bedroom is positioned to the front of the property and enjoys a large double room with fitted wardrobes | Bedroom two is a further generous room situated to the rear | Bedroom three offers a large single room within the extension | Bedroom four is a smaller single/nursery/office | Shower room with contemporary walk in shower | Family bathroom with a modern three piece suite.

The staircase continues up to the loft conversion and onto a fifth bedroom, which is a further comfortable double, with fitted storage and ensuite shower room WC.

Externally, the driveway, bordered by flowerbeds, provides off street parking for two vehicles and sheltered entrance to the garage | To the rear is a mature and maintained garden, laid predominantly to lawn with a paved patio terrace.

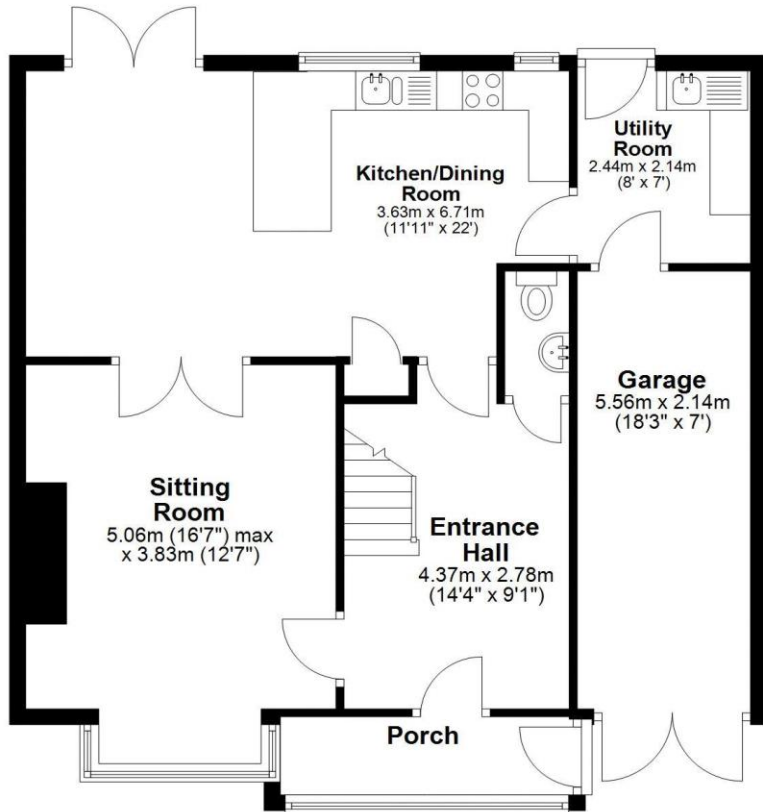
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | EPC Rating: C | Council Tax Band: D

Price Guide: Offers Over £485,000



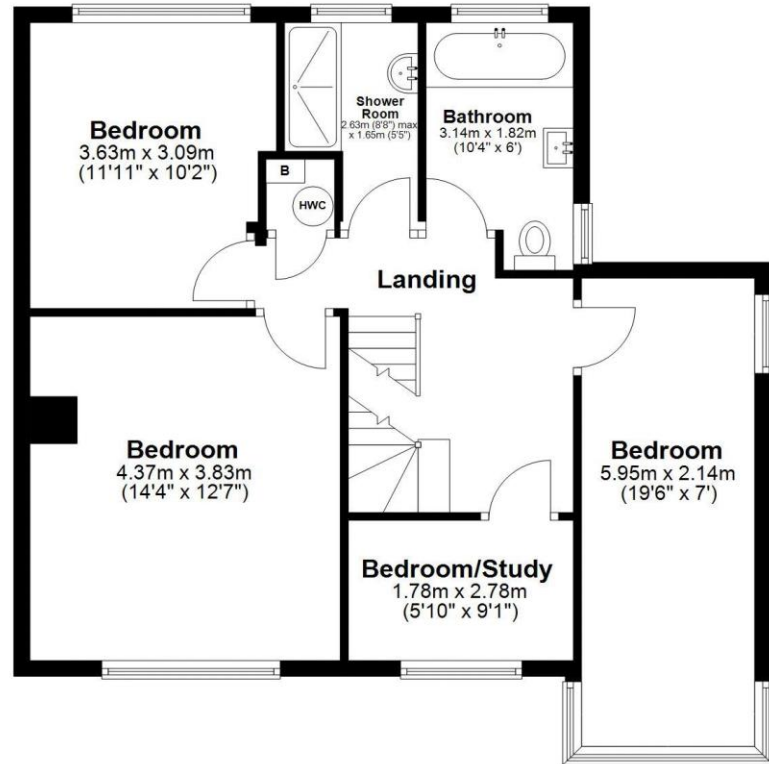
Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



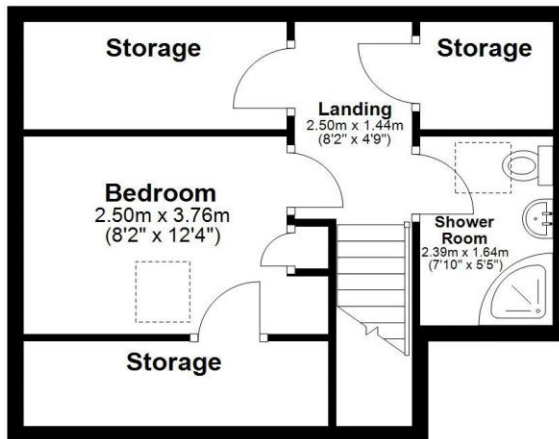
First Floor

Approx. 67.6 sq. metres (727.1 sq. feet)



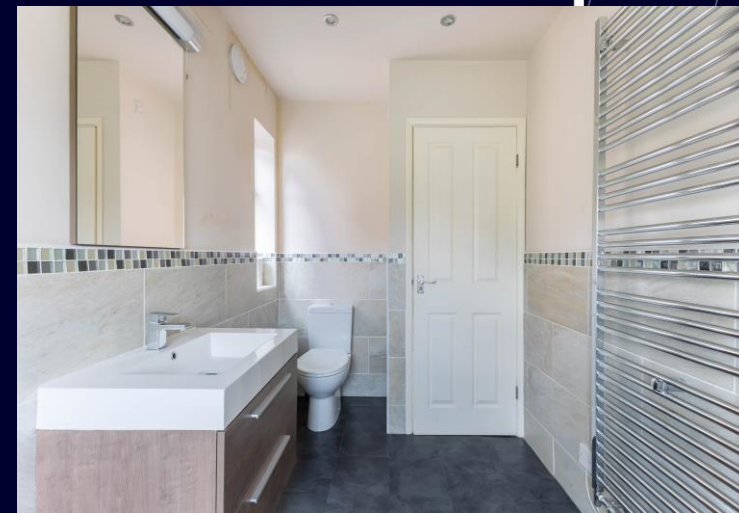
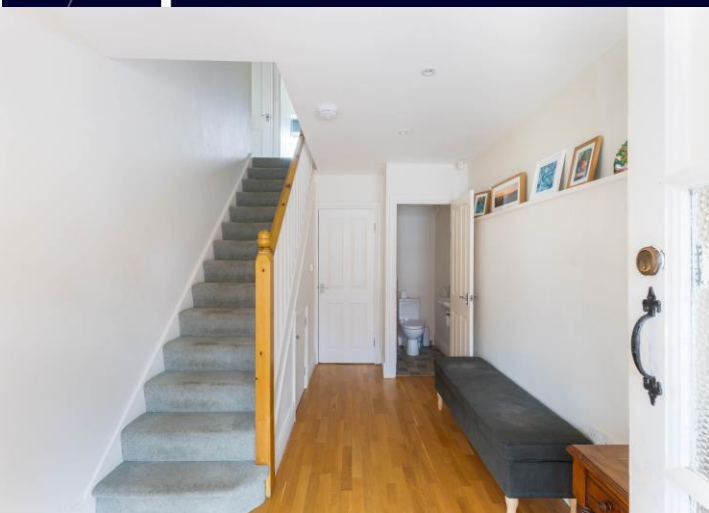
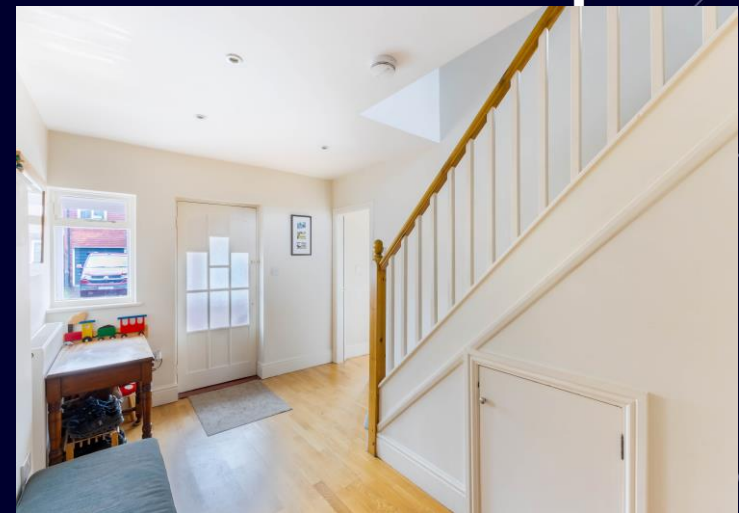
Second Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 176.2 sq. metres (1897.0 sq. feet)

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