20 Fernville Road

Gosforth



20 Fernville Road, Gosforth, NE3 4HT

A Beautifully Presented Four Bedroom Period Family Home with Exceptional Gardens, Double Length Garage and Significant Potential

A particularly attractive semi-detached family home, originally constructed circa 1935 and occupying an impressive corner position on Fernville Road. The property offers generously proportioned accommodation arranged over two floors, retaining a wealth of attractive period features. Further highlights include beautifully established gardens with a westerly aspect, a detached double length garage and considerable potential for future extension and conversion.

The house is approached via a pedestrian pathway leading to an attractive arched entrance, opening into a welcoming reception hall with painted wood panelling and a cloakroom WC. To the side, a former single garage has been thoughtfully converted to create a versatile snug or children's playroom, ideally positioned just off the hallway, together with useful access to the boiler cupboard.

The principal reception rooms are particularly impressive. The formal dining room occupies the front of the house and features an elegant bay window, while the sitting room to the rear retains a wealth of original character, including decorative plaster frieze work, ceiling coving and an attractive fireplace. A delightful bay window provides an abundance of natural light, with glazed double doors opening directly onto the rear garden and taking full advantage of its westerly aspect.

A charming morning room provides an excellent informal breakfasting space and leads through to the fitted kitchen, which has been updated in more recent years. This area offers exciting opportunity to extend, subject to the necessary consents, with the potential to create a substantial kitchen and breakfast room extending to either the side or rear of the property.











The first floor provides four excellent double bedrooms, with a number benefiting from fitted wardrobes and useful storage. The principal bedroom has its own ensuite bathroom, while the remaining bedrooms are served by a family bathroom and separate WC.

A particularly appealing feature is the generous roof and attic space, currently providing excellent storage and offering the potential for conversion to create additional accommodation, subject to the appropriate permissions. A number of neighbouring properties have successfully undertaken similar works

The gardens are undoubtedly one of the property's most outstanding features. Extending around the rear and side of the house, they are beautifully established with broad areas of lawn, mature trees and established screening, creating a wonderfully private and secluded setting. The westerly facing rear garden provides an ideal environment for outdoor entertaining and families, particularly throughout the summer months.

To the rear, a gate provides vehicular access from the road to the detached double length garage, offering excellent parking, storage and potential flexibility for future use. The property is exceptionally well placed for a range of local schools, transport links and nearby bus services, while the extensive open spaces of the Town Moor are within easy reach and provide an attractive route towards Newcastle City Centre.

A rare opportunity to acquire a substantial and characterful family home in an established setting, combining generous accommodation and impressive gardens with excellent scope for further enhancement.

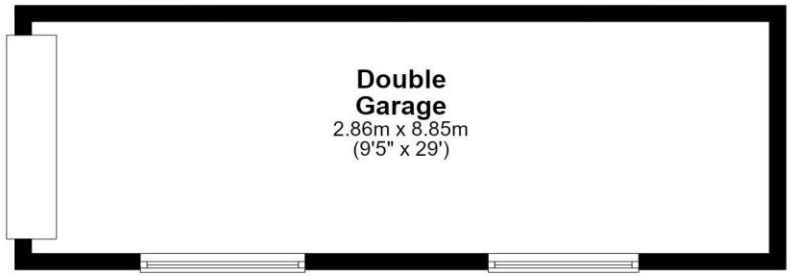
Service | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax: Band G | Energy Performance Certificate; Rating TBC

Price Guide: Offers Over £850,000



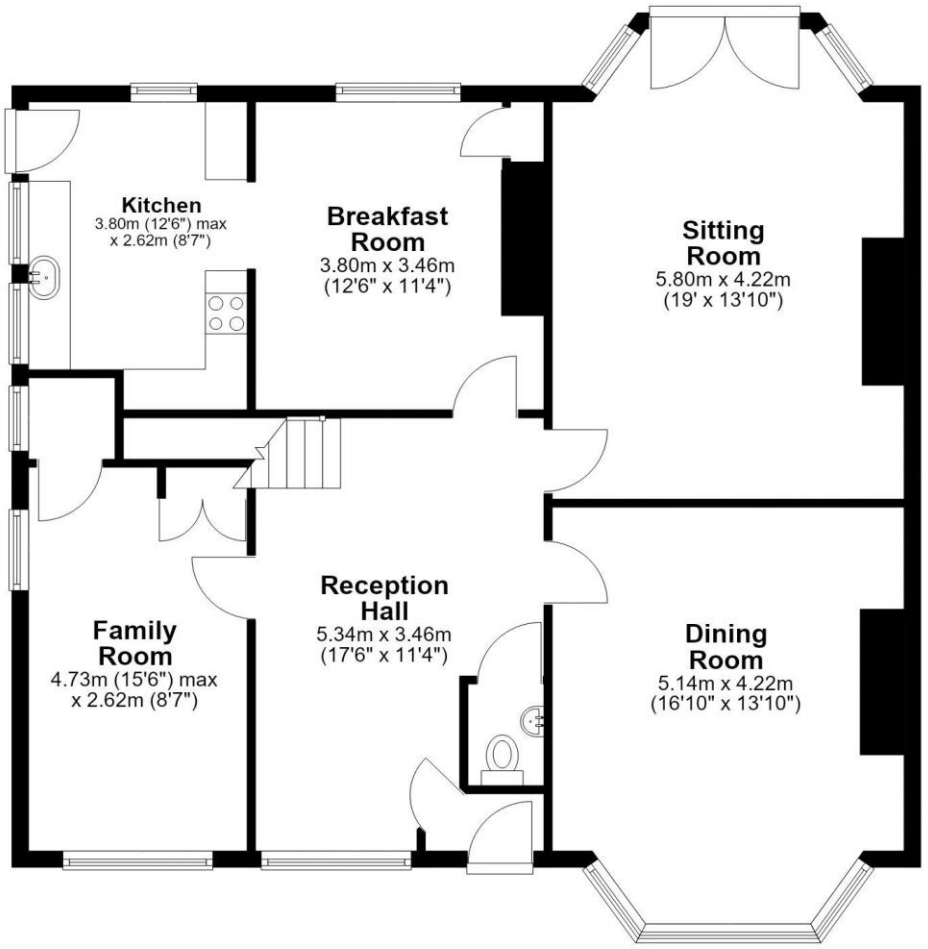
Garage

Approx. 25.3 sq. metres (272.4 sq. feet)



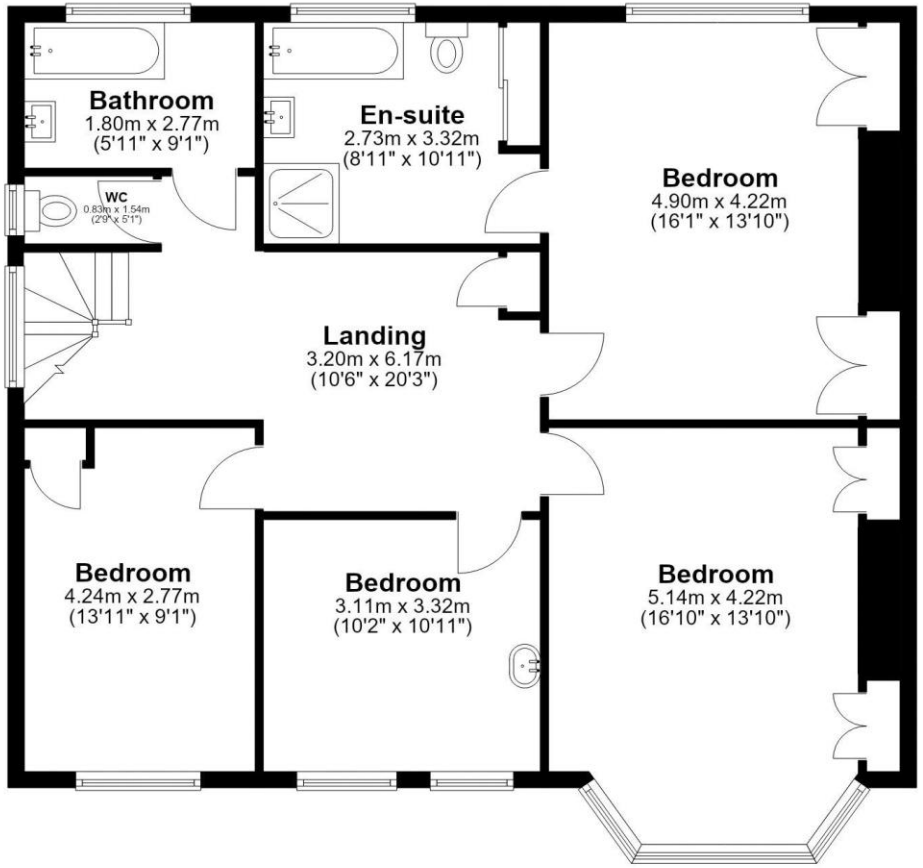
Ground Floor

Approx. 101.7 sq. metres (1095.2 sq. feet)



First Floor

Approx. 98.9 sq. metres (1064.6 sq. feet)



Total area: approx. 226.0 sq. metres (2432.2 sq. feet)

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From Sanderson Young

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