



# 21 Woodlands

Gosforth



## 21 Woodlands, Gosforth, Newcastle Upon Tyne, NE3 4YN

Delightful & Extended Five Bedroom Terraced Home Boasting Two Large Reception Rooms, Extended Kitchen/Diner, Five Bedrooms, Two Family Bathrooms & Spacious South Facing Courtyard.

This impressive and extended period family home is ideally situated on the desirable Woodlands, Gosforth. Woodlands is a highly sought-after residential street that is located within Gosforth's Conservation Area, and is ideally placed within the very heart of Gosforth with easy access to Gosforth High Street and all it has to offer, as well as being well located for a number of the nearby schools.

Boasting close to 2,200 sq/ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading up to first floor | Generous front sitting room with feature bay window, log burning stove and bespoke alcove storage | Second reception room, also with log burning stove, and access to the rear yard | This reception room has been knocked through into the breakfasting kitchen with glazed velux windows | The kitchen is particularly impressive and boasts a range of modern cabinetry/worktops and integrated appliances throughout | Ground floor WC.

The stairs then lead up to the first floor landing and onto four bedrooms | Bedrooms two and three are both substantial double bedrooms with fitted wardrobes | Bedroom four is a smaller double room to the rear | Bedroom five enjoys a single/study/nursery | The family bathroom is accessed just off the landing and offers a four piece suite.





The staircase then continues up to the second floor landing and onto a fantastic and substantial principal bedroom with fitted wardrobes | Secondary family bathroom with contemporary four piece suite.

Externally, the property is approached via a front town garden with dwarf walled boundaries | To the rear is a spacious enclosed courtyard garden with southerly aspect.

Immaculately presented throughout, early viewings are strongly encouraged to appreciate the quality of accommodation on offer at this wonderful family home!

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

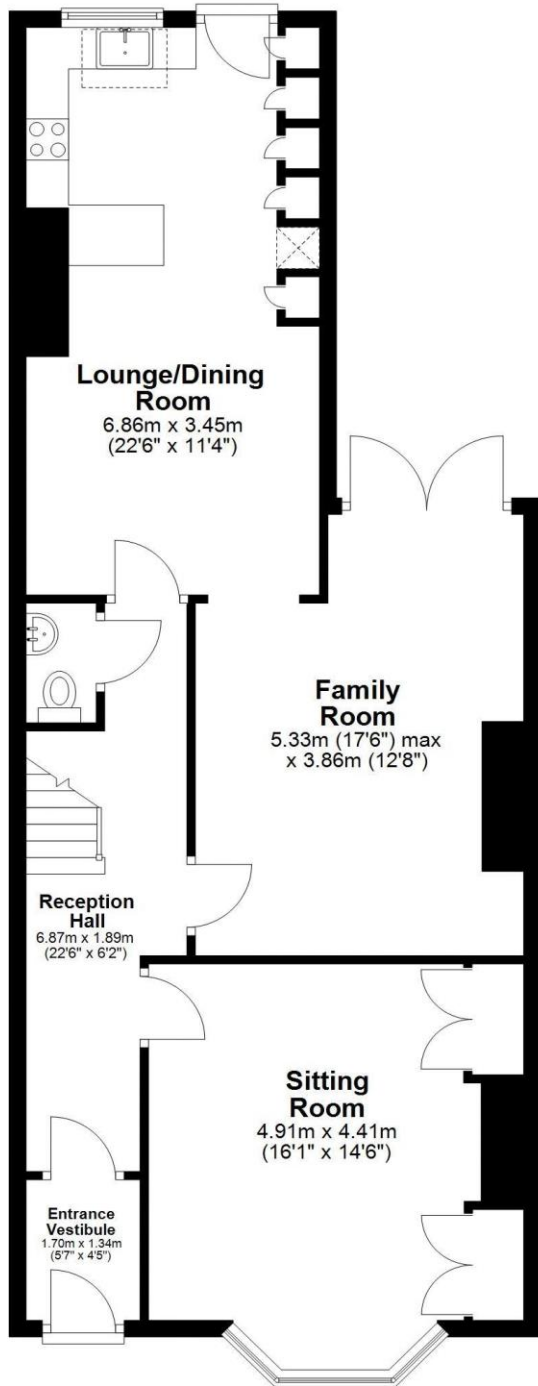
**Price Guide: Offers Over £650,000**



YORKSHIRE  
SEE BRITAIN BY TRAIN

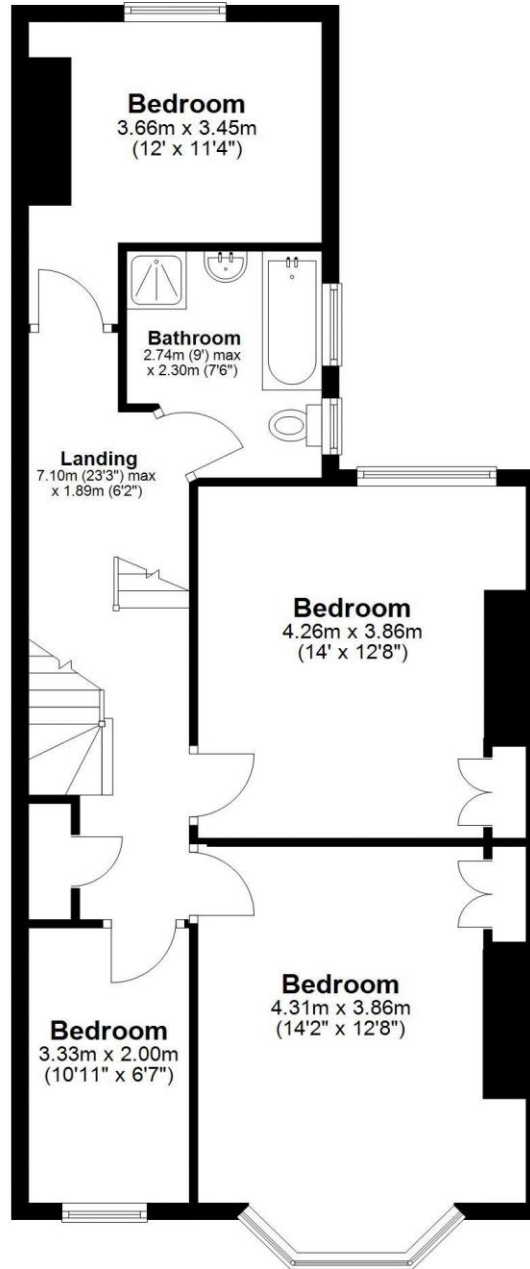
### Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



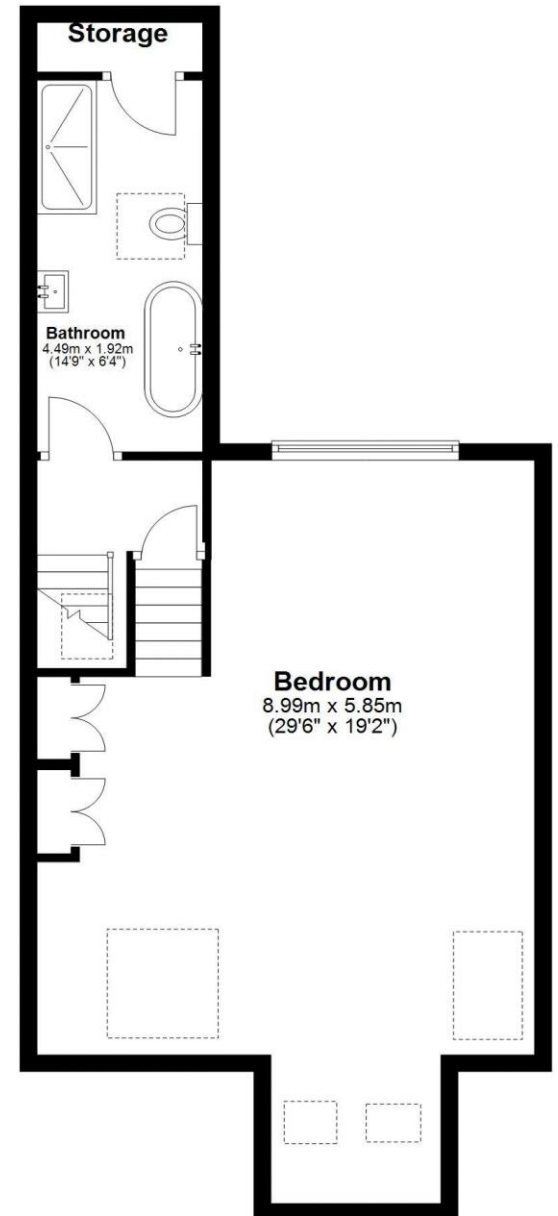
### First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



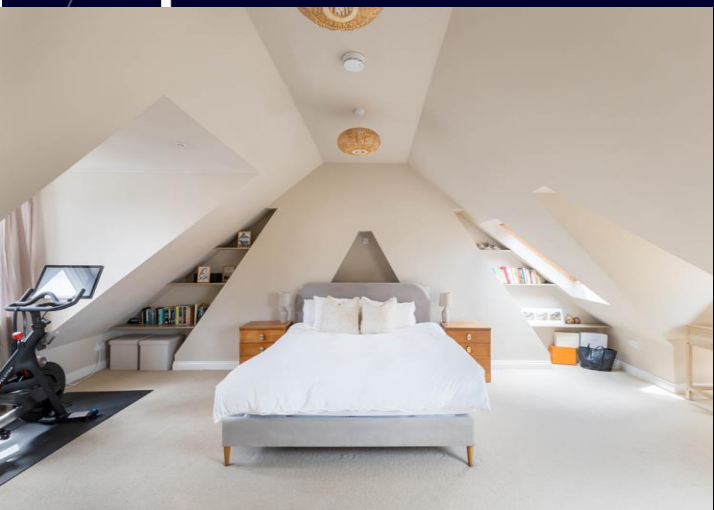
### Second Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 204.3 sq. metres (2199.3 sq. feet)

**21 Woodlands, Gosforth**





# SANDERSON YOUNG

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