



17 Wolsingham Road

Gosforth



17 Wolsingham Road, Gosforth, NE3 4RP

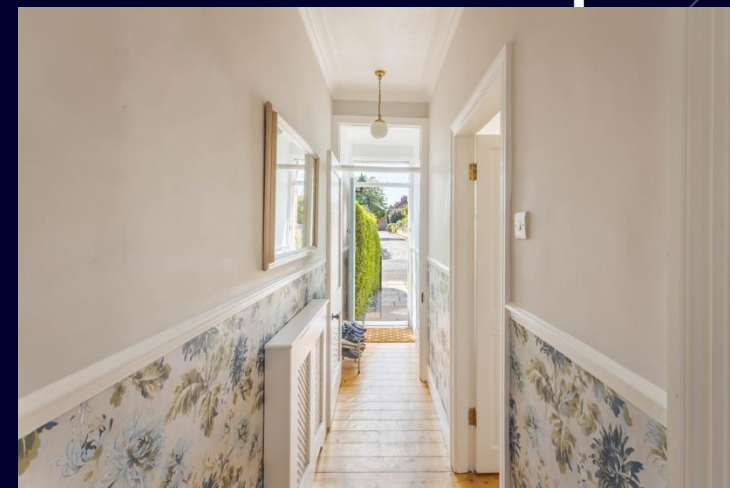
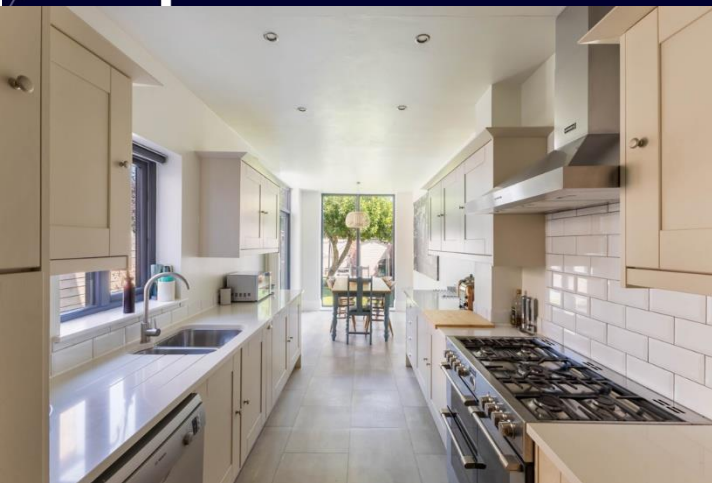
An exceptionally stylish and deceptively spacious three bedroom terraced home, beautifully modernised and thoughtfully extended by the current owner to create a superb family home combining contemporary living with an abundance of original character.

The property has benefited from a range of significant improvements, including replacement windows, a modern boiler, and an impressive rear kitchen extension, all finished to an excellent standard throughout.

Upon entering, a welcoming entrance hallway leads into the elegant principal reception room. This beautifully presented living room is flooded with natural light from a striking bay window overlooking the front elevation and features attractive wood flooring, bespoke built-in storage within the alcoves, a charming decorative fireplace, and tasteful décor. Glazed internal doors open seamlessly into the adjoining dining room, creating a wonderful sense of space and allowing light to flow effortlessly between both reception areas.

The versatile dining room, currently utilised as an additional sitting room, continues the same high quality finish with attractive wood flooring, another decorative feature fireplace, and ample space for entertaining or family living. To the rear, the accommodation opens into the outstanding contemporary kitchen extension. Fitted with an extensive range of modern wall and base units, integrated appliances including a fridge freezer and gas hob, plumbing for a washer-dryer, and stylish Karndean flooring throughout, this impressive space is further enhanced by double doors opening directly onto the rear garden, creating an ideal indoor-outdoor entertaining area. A convenient ground floor WC completes the accommodation.





To the first floor are three generously proportioned and beautifully presented bedrooms, each offering excellent natural light and versatile accommodation. The impressive principal bedroom benefits from bespoke fitted wardrobes, providing excellent storage while maintaining a bright and spacious feel.

The luxurious family bathroom has been finished to a particularly high specification and comprises a stunning freestanding bath, a separate fully tiled walk in shower enclosure, WC and wash hand basin, complemented by attractive half panelled walls and contemporary fittings throughout.

A staircase rises to the converted loft, currently utilised as an additional bedroom, offering a bright and versatile space with Velux roof windows flooding the room with natural light. The landing area provides an ideal space for a home office or study, while there is excellent potential, subject to the necessary permissions, to repair the bathroom to a shower room with a WC and wash hand basin.

Externally, the property continues to impress with a deceptively generous rear garden, thoughtfully landscaped to provide a superb outdoor space. The garden features an attractive decked seating area, paved patio, and a well maintained lawn, creating the perfect setting for al fresco dining, entertaining guests, or enjoying family life.

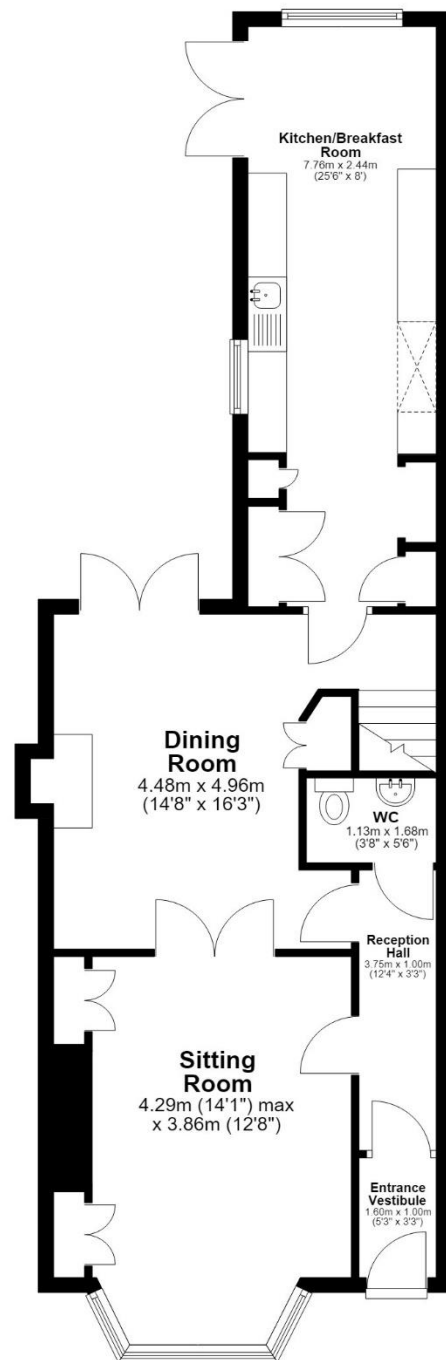
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating D

Price Guide: Offers Over £465,000



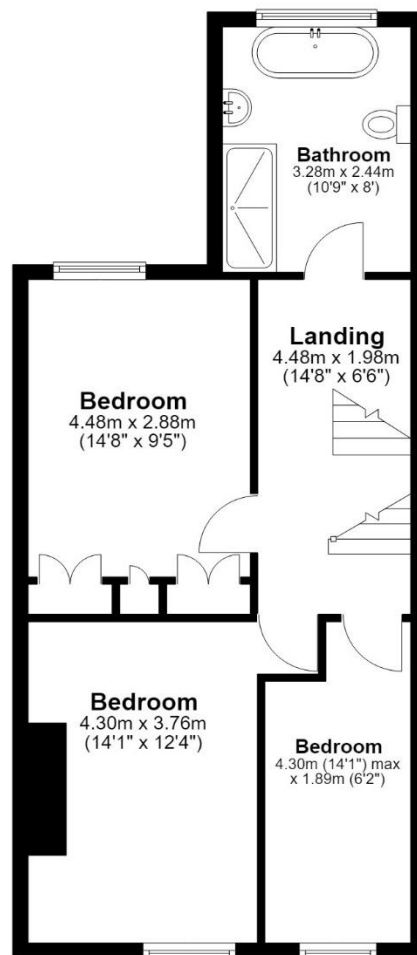
Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



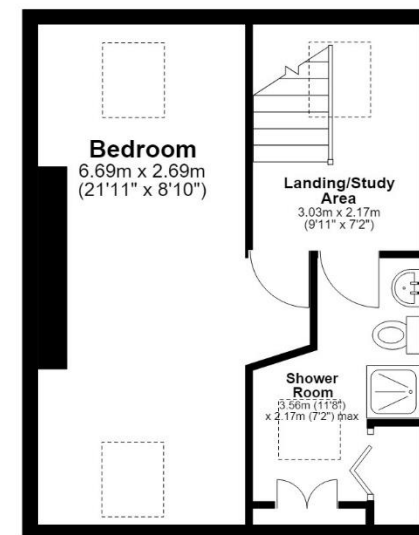
First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 150.6 sq. metres (1621.2 sq. feet)

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