



47 Dene View

Gosforth



47 Dene View, Gosforth, NE3 1PU

Well Presented Three Bedroom Semi-Detached Family Home, Ideally Located on Dene View within the Highly Desirable South Gosforth Area, with South Facing Garden & Fantastic Garden Room!

Ideally located on Dene View, South Gosforth, the property is situated on a highly desirable residential street, well placed for access to local shops, cafés, amenities, excellent transport links and nearby schooling.

The internal accommodation comprises: Entrance hallway with staircase leading to the first floor and useful understairs storage | Generous front sitting room with lovely feature bay window and log burning stove | To the rear is a beautiful open plan kitchen/diner, fitted with a farmhouse style kitchen and enjoying a wonderful southerly aspect and views.

The staircase then leads up to the first floor landing and onto three bedrooms | Bedroom three is a smaller single bedroom/study positioned to the front | Bedroom two is a comfortable double bedroom to the rear | The principal bedroom is a spacious double room to the front, with feature bay window and plantation shutters | Family bathroom with well presented three piece suite | Separate WC





Externally, the property offers a front town garden and, to the rear, a fantastic south facing garden with a raised decked terrace. Within the garden is a cleverly constructed and fully insulated garden room, attached to the property and complete with electric and underfloor heating, as well as its own WC. This fantastic versatile space would work perfectly as a hobbies room, home office, guest bedroom or additional living space.

The property has been owned by the current vendors for approximately 33 years and has been very well maintained and updated during their ownership, with works including a new roof in 2014, replacement windows and double glazing throughout, and a Vaillant boiler installed in more recent years.

A lovely family home in a fabulous South Gosforth location, offering well balanced accommodation, a superb south facing garden and a highly versatile garden room.

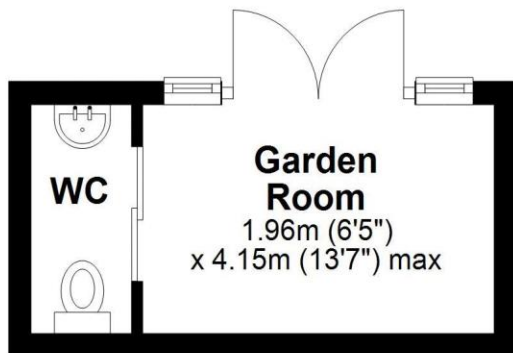
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating C

Price Guide: Offers Over £340,000



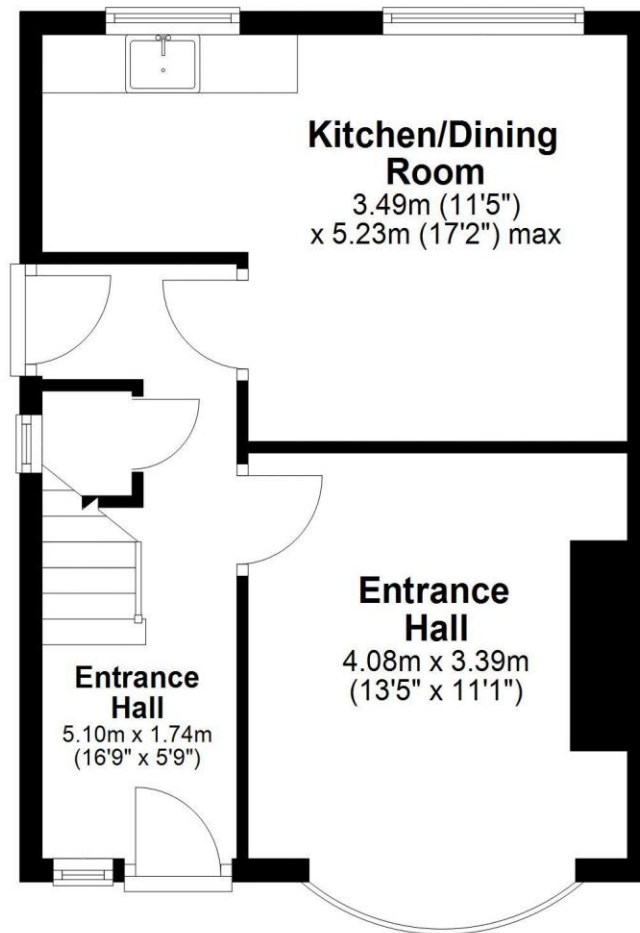
Garden Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
 Plus outbuildings, approx. 8.1 sq. metres (87.5 sq. feet)



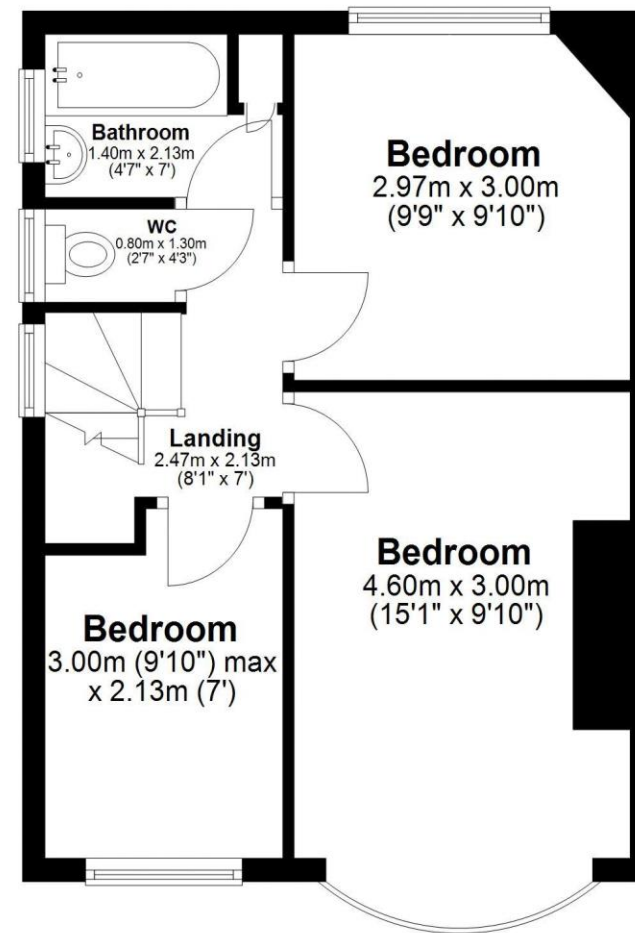
Ground Floor

Approx. 37.3 sq. metres (401.7 sq. feet)



First Floor

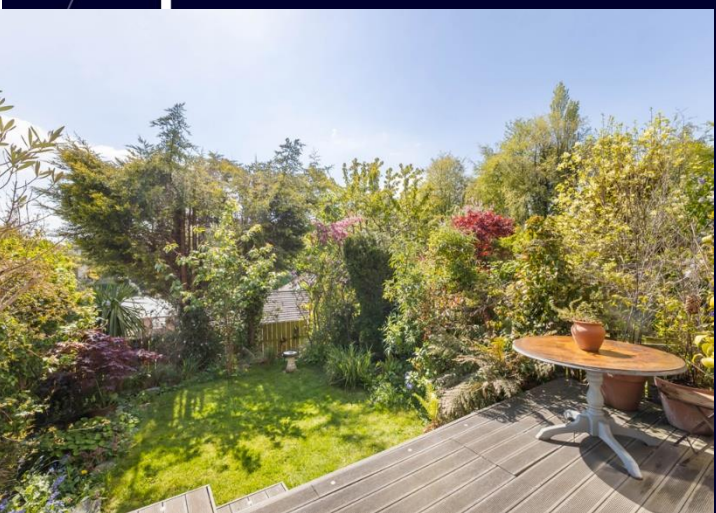
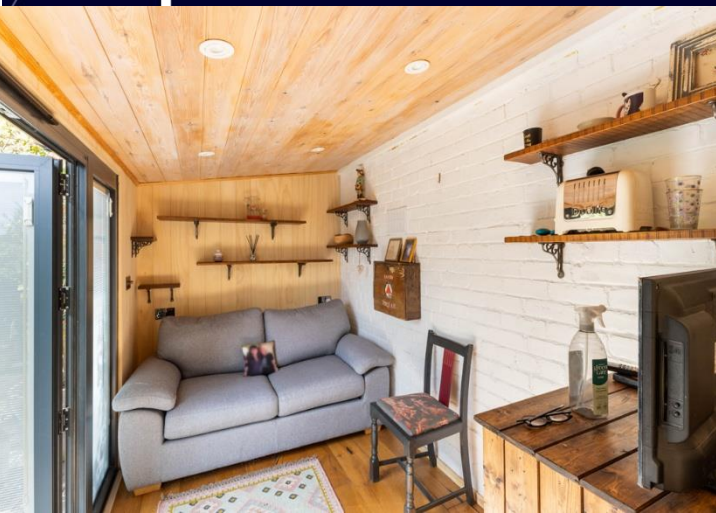
Approx. 37.4 sq. metres (402.9 sq. feet)



Main area: Approx. 74.7 sq. metres (804.6 sq. feet)

Plus outbuildings, approx. 8.1 sq. metres (87.5 sq. feet)

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SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033