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LINDEN ROAD, GOSFORTH, NE3
Offers Over £495,000

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Extended 1930's Semi-Detached Family Home, Situated within Gosforth Conservation Area & Boasting Close to 1,700 Sq ft of Internal Living Space, with a Superb 29ft Open Plan Kitchen/Dining & Living Space, Utility Room, Ground Floor Bedroom plus Shower Room, Three Further Bedrooms, Family Bathroom & Delightful West Facing Lawned Rear Gardens with No Onward Chain!

This great, semi detached home is ideally located on Linden Road, Gosforth. Linden Road, which is placed just off from Salters Road and Elmfield Road, is particularly sought after, offering direct access to some of Gosforth's most highly regarded local schooling and lying within walking distance of Gosforth High Street, with its excellent range of cafés, bars, restaurants, and amenities. Also placed close by is the beautiful Elgy Green, Gosforth Traders and the transport links of Salters Road.

The accommodation is centred around an impressive open-plan kitchen, dining and family space, which forms the hub of the home and enjoys bifold doors, skylights, and a wood-burning stove, creating a bright and welcoming environment. Flexible living is further enhanced by a ground-floor bedroom or home office with vaulted ceiling and shower room, alongside three further well-proportioned bedrooms and a family bathroom to the first floor.

Combined with a westerly-facing rear garden and excellent transport links, this is an ideal home for families or downsizes seeking space, lifestyle, and convenience within this prime residential location.

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The internal accommodation comprises: an entrance hallway providing access to the front reception room, the extended open-plan kitchen-diner to the rear, and the staircase rising to the first-floor landing. The front reception room is a generous space benefitting from tall ceilings and a walk-in bay window overlooking the front aspect.

To the rear of the property is a superb, extended open-plan kitchen, dining and family space, featuring a wood-burning stove, bi-folding doors opening onto the westerly-facing garden, skylights allowing excellent natural light, and a well-appointed kitchen with fitted wall and base units and integrated appliances. Access is provided through to a utility room plumbed for a washer and dryer.

Also accessed at the ground floor is a second reception room/bedroom four, which offers flexible use as a playroom, study, or home office, enjoying a vaulted ceiling and served by a ground-floor shower room with tiled flooring, Velux window, and heated towel rail. A cloakroom near the entrance hall completes the ground-floor accommodation.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom two is a good-sized double overlooking the west-facing garden and benefits from fitted wardrobes. The principal bedroom is positioned to the front and is a comfortable double, while bedroom three also faces the front and could serve as a nursery, study, or office. The family bathroom comprises a three-piece suite with tiled flooring, part-tiled walls, and a heated towel rail.

Externally, the property enjoys a delightful west-facing rear garden which is laid mainly to lawn with a decked seating area and fenced boundaries, while to the front is a charming town garden.



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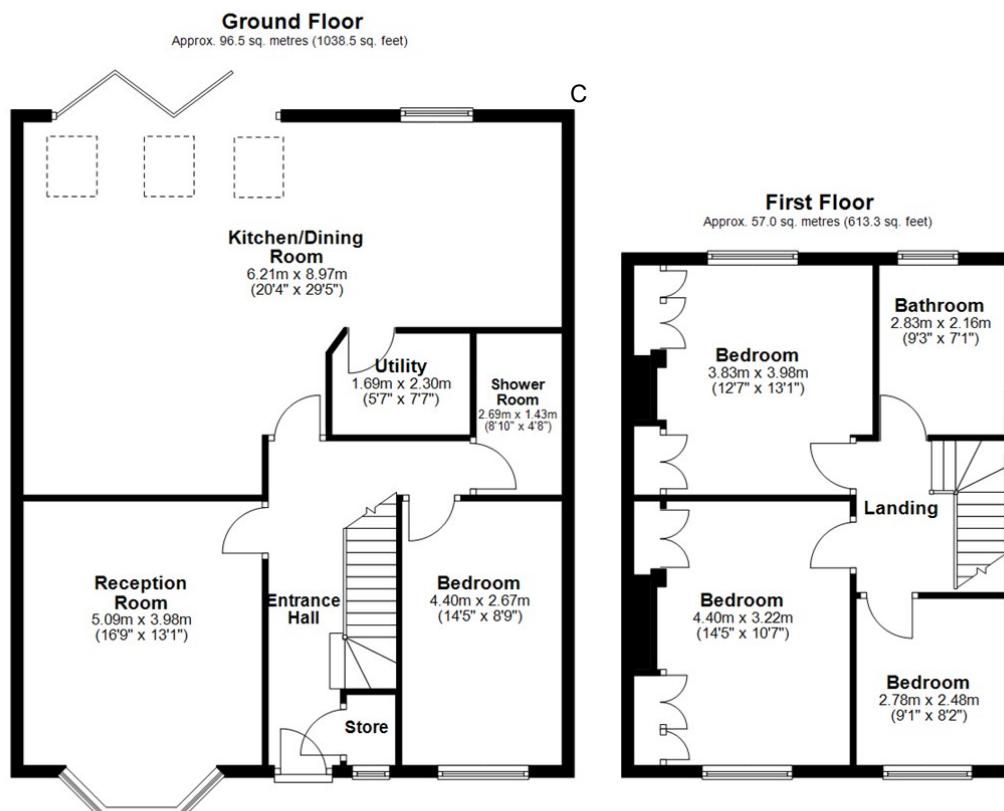
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TENURE : Freehold

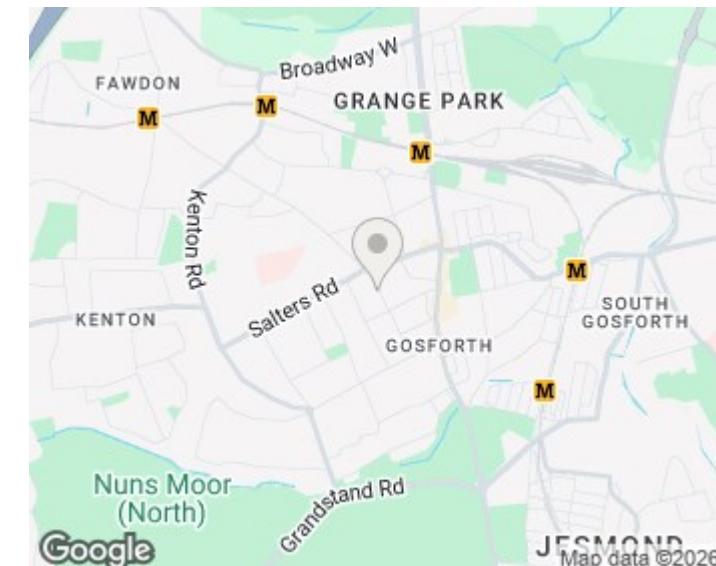
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC