



# 28 Princes Meadow

Gosforth



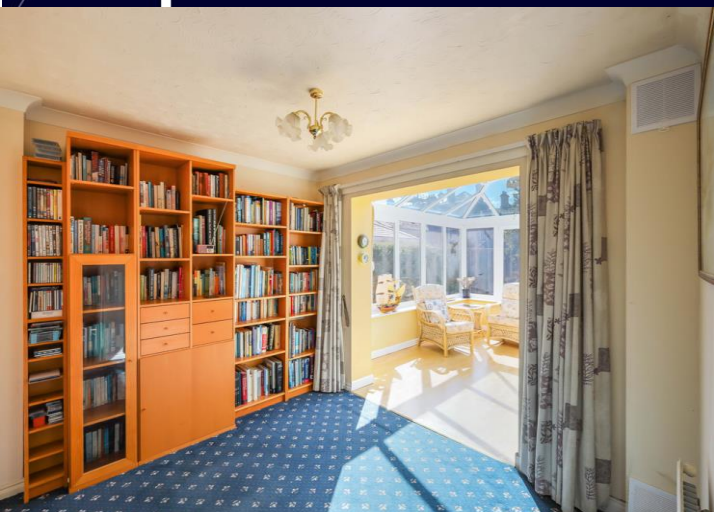
## 28 Princes Meadow, Gosforth

Princes Meadow is a charming and well-proportioned detached family home, offering a living room, dining room, conservatory, kitchen, four double bedrooms, and a family bathroom.

The property is ideally positioned within the St. Nicholas Conservation Area and is located close to Gosforth High Street. Princes Meadow is also conveniently placed close to the nearby local shops on Ashburton Road. The property is also positioned beside the communal green and the children's play area which is perfect for those with young children and placed close to excellent road links offering easy access into Newcastle City Centre, the A1 and to outstanding local schooling.

Upon entering the property, you are welcomed by a spacious hallway that leads through to the main living area. The living room is particularly inviting, featuring a beautiful box bay window overlooking the front aspect and a modern central fireplace. Double doors open into the dining room, which flows seamlessly into the conservatory. This space enjoys pleasant views over the south-facing rear garden, as well as glimpses of the attractive Lanesborough Court development beyond.





The kitchen is well-equipped with a range of wall and base units, an induction hob, integrated dishwasher, and integrated microwave and oven. A door from the kitchen provides access to the single garage, where the boiler is located and has been recently replaced within the last year, as well as space for a washing machine and tumble dryer. The ground floor also benefits from a guest WC.

On the first floor, there are four generously sized double bedrooms, each benefiting from fitted sliding wardrobes. The principal bedroom features an attractive box bay window, ample storage, and an ensuite comprising a shower, WC, and wash basin. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin.

Externally, the property offers a front garden, a driveway with space for two vehicles, a single garage, and a well-maintained south-facing rear garden, predominantly laid to lawn.

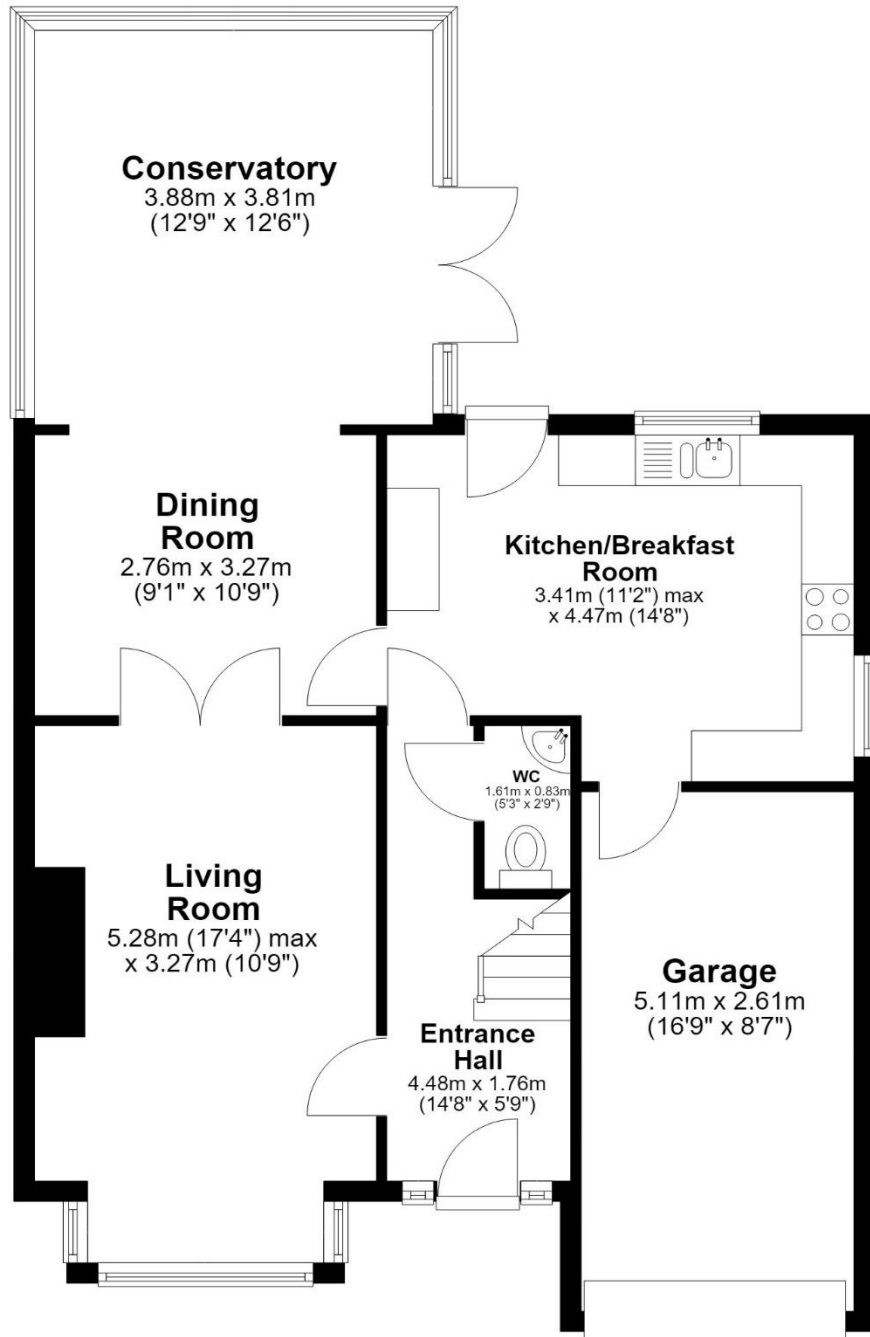
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating TBC

**Price Guide: Offers Over £450,000**



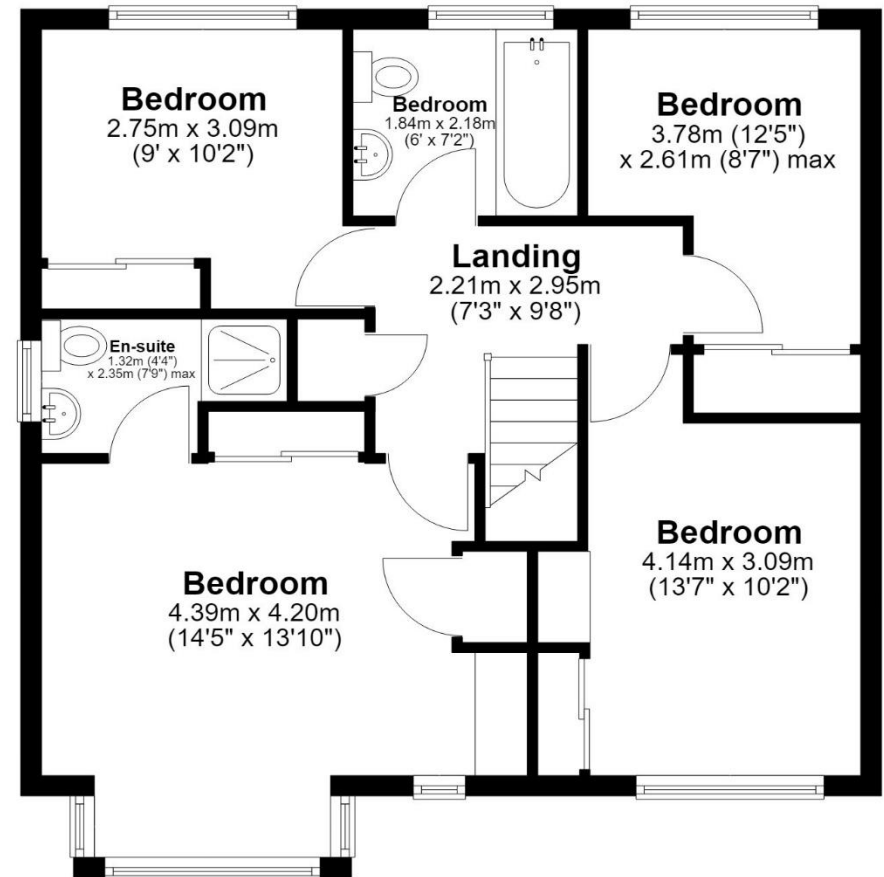
## Ground Floor

Approx. 77.9 sq. metres (838.2 sq. feet)



## First Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)

28 Princes Meadow, -





# SANDERSON YOUNG

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