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WOLVELEIGH TERRACE, GOSFORTH, NE3

Offers Over £475,000

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Stylish & Well Presented Terraced Home Boasting a Great Lounge, Outstanding Open Plan Kitchen, Dining and Family Space, Four Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite Shower Room, Front Town Garden, Enclosed Rear Courtyard Garden plus Private Garage!

This excellent, period family home is perfectly positioned on Wolveleigh Terrace, Gosforth. Wolveleigh Terrace, which is tucked just off from Church Road, is ideally placed to provide direct access to everything that central Gosforth has to offer including its countless shops, cafes, restaurants and amenities.

The property is also located just a short walk from outstanding local schooling and South Gosforth Metro Station, providing excellent links into Newcastle City Centre and beyond.

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This beautifully presented 1930s terraced home boasts an impressive open-plan living space, blending stylish kitchen, dining, and lounge areas seamlessly. The property's pièce de résistance is its four spacious bedrooms, complemented by a modern family bathroom and ensuite shower room. The private rear gardens and detached garage add a touch of elegance to this already desirable family home.

Nestled on the sought-after Wolveleigh Terrace in Gosforth, this period property benefits from its proximity to local amenities, including Gosforth High Street and South Gosforth Metro Station.

The internal layout is thoughtfully designed, with a welcoming entrance hall, lounge with bespoke storage and fireplace, and a stunning extended open-plan living area that pours into the beautifully landscaped rear gardens.

The first floor offers three comfortable bedrooms, including two doubles with original cast-iron fireplaces, while the contemporary family bathroom boasts a four-piece suite.

The extended second floor provides additional space, with a study area and fourth bedroom that enjoys access to an ensuite shower room.

The property's exterior is just as impressive, with a charming front garden and delightful enclosed rear garden featuring a raised and decked terrace. With double glazing and gas 'Combi' central heating throughout, this stunning home is a must-view.

Early inspections are strongly recommended to avoid missing out on this fantastic opportunity.



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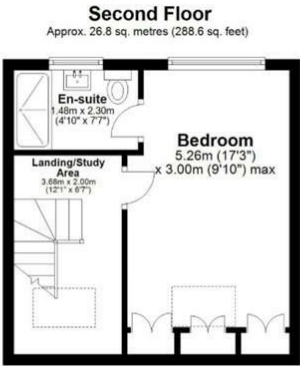
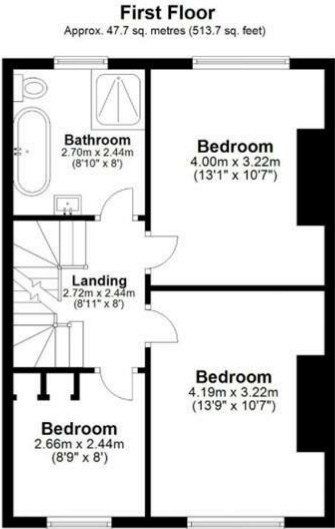
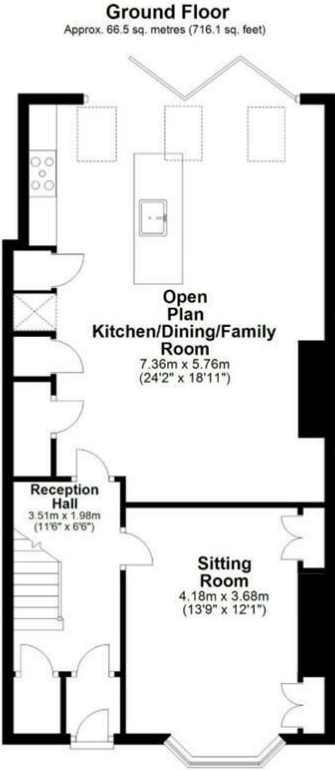
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 141.1 sq. metres (1518.4 sq. feet)
46 Wolveleigh Terrace, Gosforth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	