



12 Bloomsbury Court

Gosforth



12 Bloomsbury Court, Gosforth, NE3 4LW

Substantial & Extended Modern Detached Family Home Boasting Six Double Bedrooms, Three Bathrooms, Three Reception Rooms, Open Plan Kitchen/Diner, Utility Room, Double Garage, Off Street Parking for Multiple Vehicles & Extensive South Facing Lawned Gardens!

This fantastic property is ideally positioned on Bloomsbury Court, Gosforth. Bloomsbury Court is a much sought after development of detached executive homes, tucked just off Brackenfield Road. The property is well located to offer direct access onto Gosforth High Street, with its shops, cafes and restaurants, and is also placed only a short walk from outstanding local state and independent schooling.

12 Bloomsbury Court is understood to be one of the largest properties within the estate and boasts in excess of 3,000 sq.ft.

The internal accommodation comprises: Reception hallway with central staircase leading up to the first floor | Ground floor WC | Front snug | Fantastic double reception room, with bespoke fitted cabinetry and feature gas fireplace | Open plan kitchen/diner enjoying a range of modern cabinetry & worktops, integrated appliances throughout and a large central island | Generous garden room extension, offering versatile space as a dining room or day to day sitting room | Utility Room | Double garage.





The staircase then leads up to the first floor landing and onto four double bedrooms | The principal bedroom enjoys a comfortable double room with ample fitted storage | Ensuite shower room WC | Refitted family bathroom with contemporary four piece suite.

The staircase then continues up to the second floor and onto two further double bedrooms, as well as a further family bathroom WC.

Externally, the property is well positioned at the end of the cul-de-sac, and is approached via a driveway offering parking for multiple vehicles | To the rear is a superb south west facing garden, laid predominantly to lawn, with a decked terrace to enjoy the sun in the warmer months | The gardens further enjoy well stocked borders granting a good degree of privacy.

Beautifully presented throughout, early viewings are strongly encouraged to truly appreciate both the size and quality of accommodation on offer at this excellent family home!

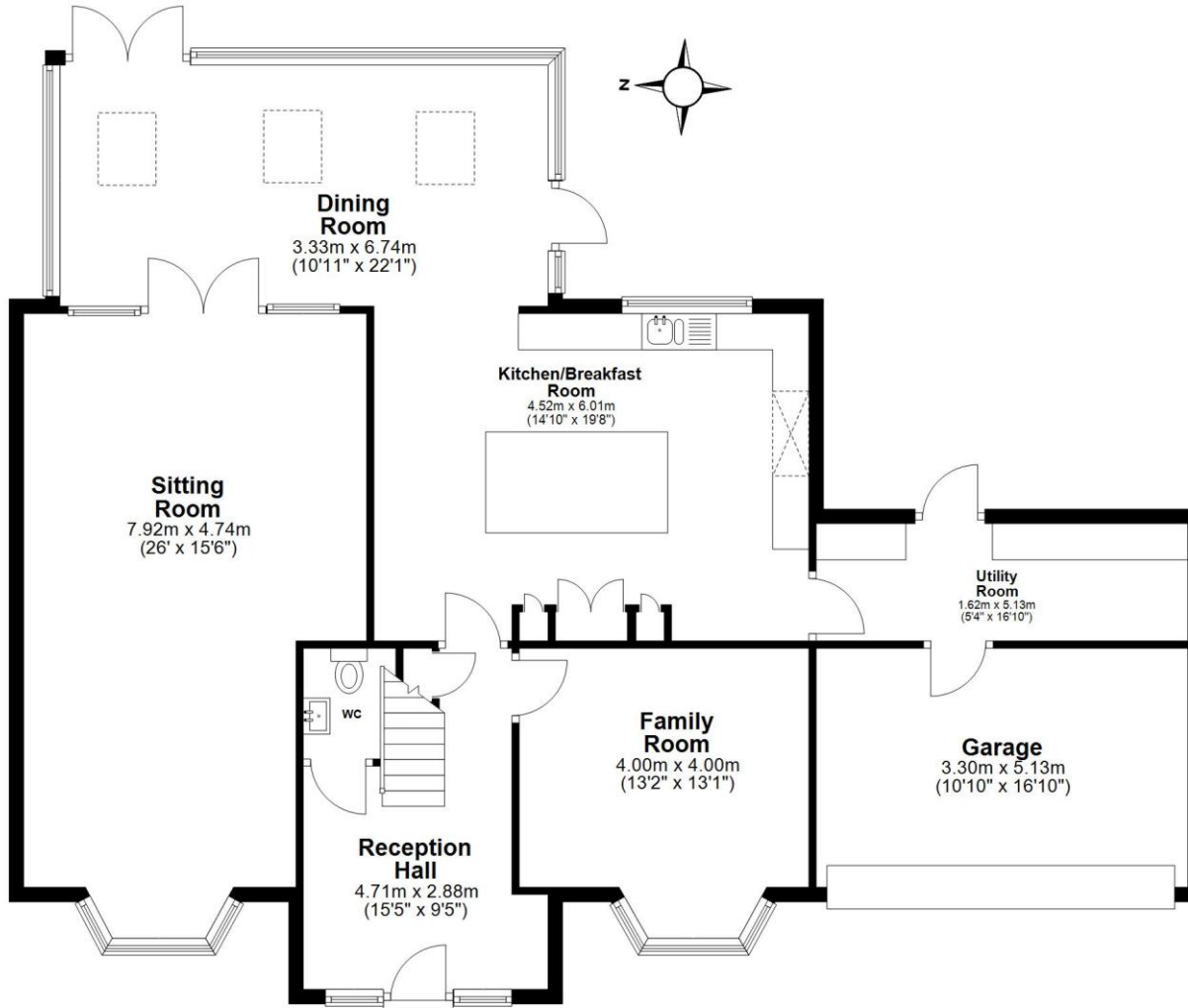
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C

Price Guide: Offers Over £950,000



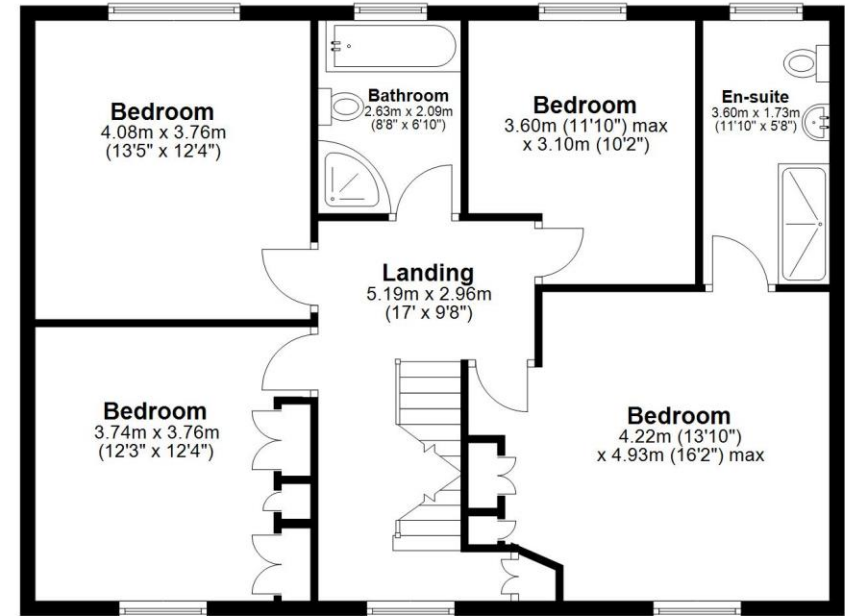
Ground Floor

Approx. 142.3 sq. metres (1531.9 sq. feet)



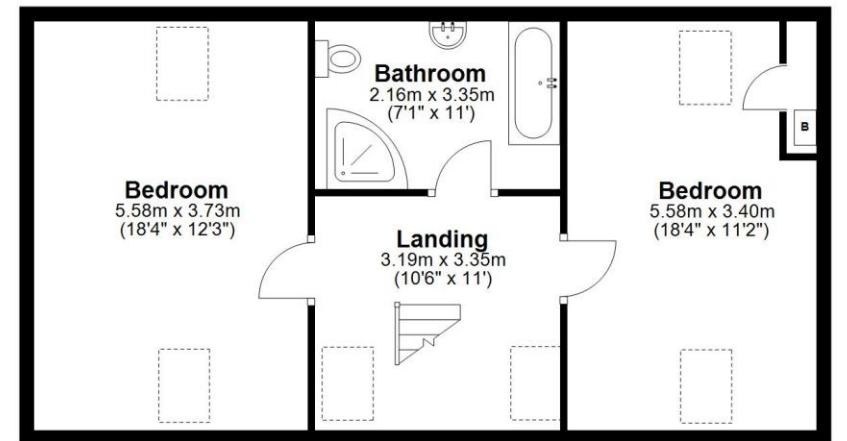
First Floor

Approx. 86.2 sq. metres (928.1 sq. feet)



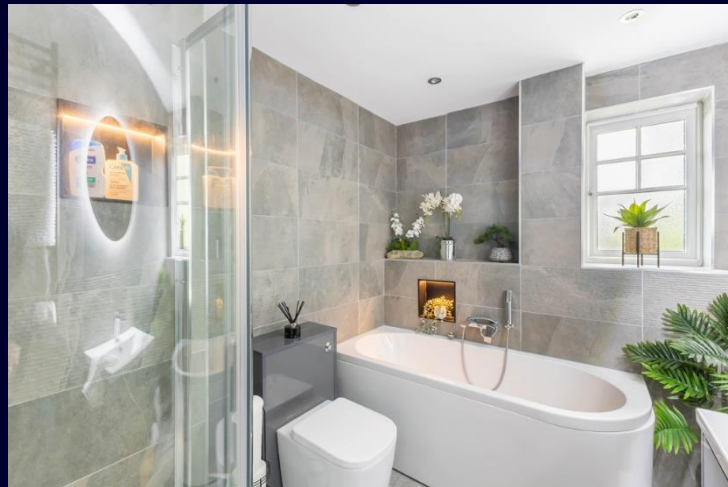
Second Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 287.6 sq. metres (3096.0 sq. feet)

12 Bloomsbury Court, -



rare!

From Sanderson Young

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