BRUNTON

RESIDENTIAL



ROTHWELL ROAD, GOSFORTH, NE3

Offers Over £500,000


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL



This exceptional and beautifully presented Victorian end terrace family home occupies a superb position on the highly sought-after Rothwell Road in the heart of Central Gosforth. Offering approximately 2,700 sq ft of well-proportioned accommodation, the property combines elegant period charm with spacious, versatile living, while benefiting from the added privacy and natural light that come with its desirable end terrace position. This home has undergone an extensive regeneration over the past few years and is offered with newly installed solar panels which are owner with a feed in tariff.

Rothwell Road, just off Church Road, enjoys an enviable location just moments from Gosforth High Street, where an excellent selection of independent shops, cafés, restaurants and bars can be found. A range of highly regarded state and independent schools are all within easy walking distance, along with the open green spaces of Gosforth Central Park and the Town Moor.

Transport links are equally impressive, with Regent Centre and South Gosforth Metro stations providing quick and convenient access to Newcastle City Centre, the coast and destinations across the region. The A1 motorway and Newcastle International Airport are also both easily accessible by car, making this an ideal location for commuters and families alike.

BRUNTON
RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation begins with an entrance porch opening into a welcoming reception hallway, beautifully presented with striking Victorian-style Amtico flooring, decorative ceiling cornicing and a spindle staircase rising to the first and second floors.

Positioned to the front of the property is an elegant lounge, enjoying a charming walk-in bay window that floods the room with natural light. The room retains wonderful period proportions, complete with intricate ceiling cornicing, deep skirting boards and a feature fireplace, creating an ideal setting for both relaxing and entertaining.

Open to the lounge is an impressive dining room offering generous proportions for formal dining and family gatherings. Enjoying a dual aspect, with a large side-facing window, this bright and versatile reception space benefits from an abundance of natural light.

The stylish kitchen is fitted with an extensive range of contemporary high-gloss wall and base units, complemented by contrasting work surfaces, integrated cooking appliances and generous preparation space. A large picture window overlooks the courtyard, whilst attractive Victorian-style Amtico flooring continues throughout. The kitchen flows effortlessly into a useful utility area, offering additional storage and workspace, before opening into a superb garden room.

Flooded with natural light and enjoying French doors opening onto the courtyard, the garden room provides a wonderful additional reception space, equally suited to relaxed seating, informal dining or entertaining throughout the year. Completing the ground floor is a convenient utility/cloakroom with WC.

The first floor landing leads to three beautifully proportioned bedrooms together with the family bathroom. The principal bedroom is an impressive double room positioned to the front of the property, enjoying a dual aspect, creating a wonderfully bright and airy retreat. Bedroom two is another generous double overlooking the rear of the property, whilst bedroom three provides a versatile space, ideal as a nursery, dressing room or home office.

Serving the first floor is a particularly impressive family bathroom, beautifully appointed with a freestanding bath, large walk-in rainfall shower enclosure, pedestal wash hand basin and extensive bespoke fitted storage cupboards, hoisting the washer and dryer. A separate WC is positioned adjacent, providing additional practicality for family living.

Occupying the entire second floor is a superb principal suite, offering exceptional versatility. The spacious main bedroom comfortably accommodates both sleeping and seating areas and benefits from a bank of rear-facing windows courtesy of a dormer that fills the room with natural light. An adjoining dressing room provides excellent fitted storage together with an ideal home working area, whilst a further room, currently utilised as a nursery, offers flexibility as an additional dressing room, study or occasional bedroom.

Externally, the property enjoys a beautifully landscaped, low-maintenance courtyard garden finished with decorative patterned tiling, providing a private setting ideal for al fresco dining and entertaining, whilst to the front is off street parking.





BRUNTON
RESIDENTIAL

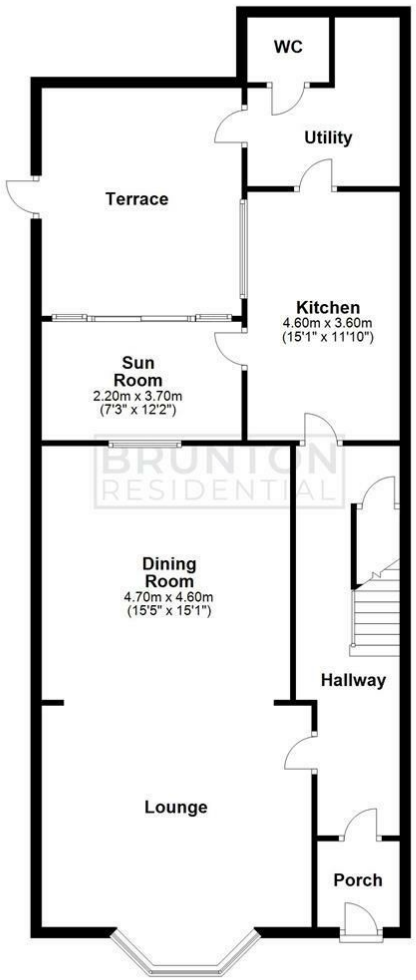
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D

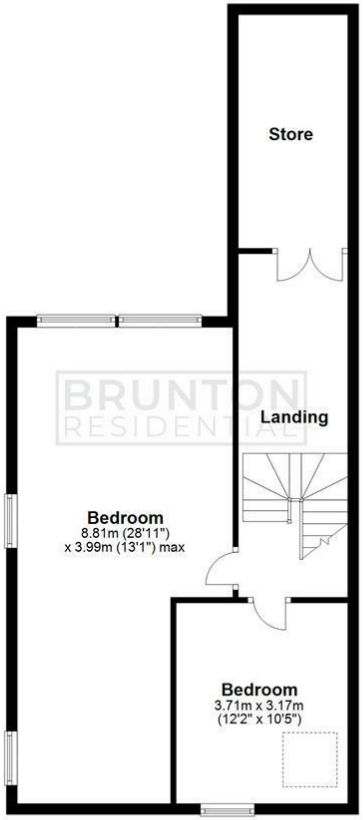
Ground Floor
Approx. 108.2 sq. metres (1164.5 sq. feet)



First Floor
Approx. 77.3 sq. metres (831.9 sq. feet)



Second Floor
Approx. 65.5 sq. metres (705.3 sq. feet)



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



