



14 Woodbine Road

Gosforth



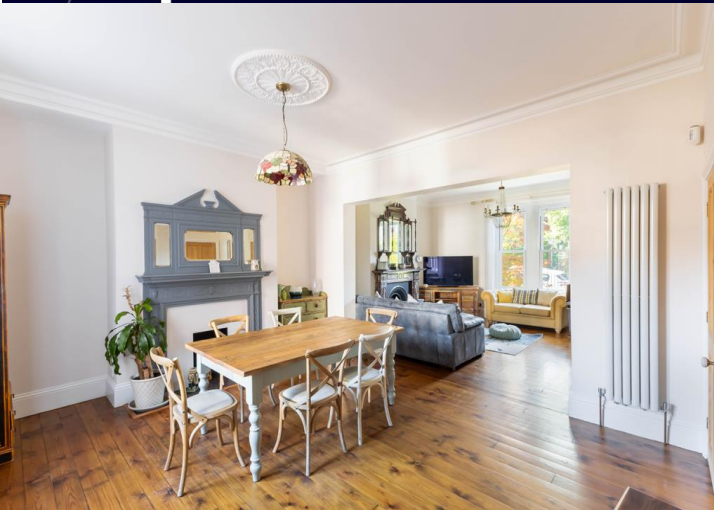
P
255
Permitted
vehicles only
Mon - Sat
9.30 - 11.30 am
1.30 - 3.30 pm
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9.30 - 11.30 am

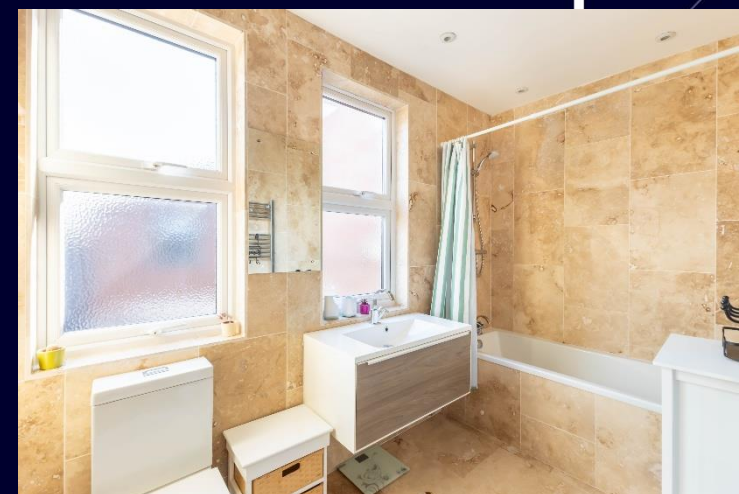
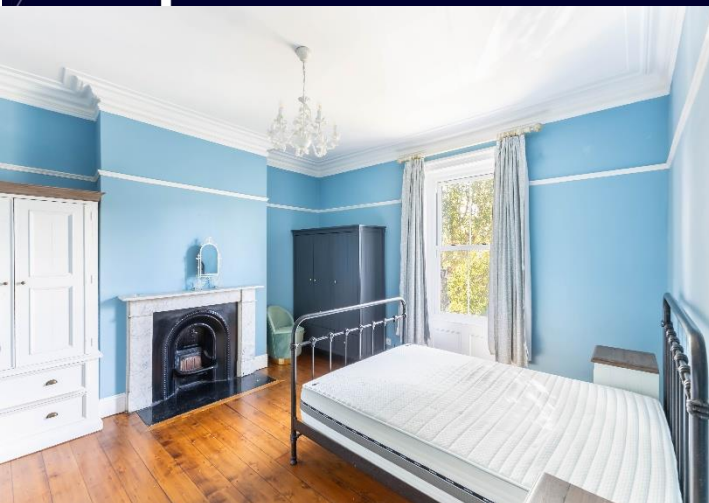
14 Woodbine Road, Gosforth, NE3 1DD

14 Woodbine Road is a well presented Victorian terrace, positioned to the north backing side of Woodbine Road in Gosforth, close to Gosforth High Street. The property was originally built for the developer and is therefore one of the largest Victorian Terraces on the street.

Woodbine Road, which is perfectly placed within the heart of Gosforth, provides immediate access to Gosforth High Street with its shops, cafes and amenities and is also placed close to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

Internally, the property is accessed via a lobby, with beautiful decorative tiled floor, that leads through to an entrance hallway with staircase leading to the first floor. To the right hand side of the hallway, there is a lovely open plan living and dining room, which was opened by the current vendors creating a lovely entertaining area with two beautiful fireplaces, one of which is fully functioning. The lounge and dining room benefit from attractive sash-style windows, with the property being fully double-glazed throughout. The dining area offers access through to the generous sized kitchen with modern cabinetry, integrated appliances, and a Rangemaster freestanding oven. The kitchen also offers tiled flooring with underfloor heating and a door out to the rear courtyard. A door then leads through to a utility room with ground floor WC





The stairs then lead up to the split level first floor landing and onto four bedrooms, of which three are comfortable doubles, as well as two family bathrooms with one being stylishly refitted by the current vendors with a four piece suite. The master bedroom and nursery also benefit from sash-style windows, with the entire property having the benefit of full double glazing.

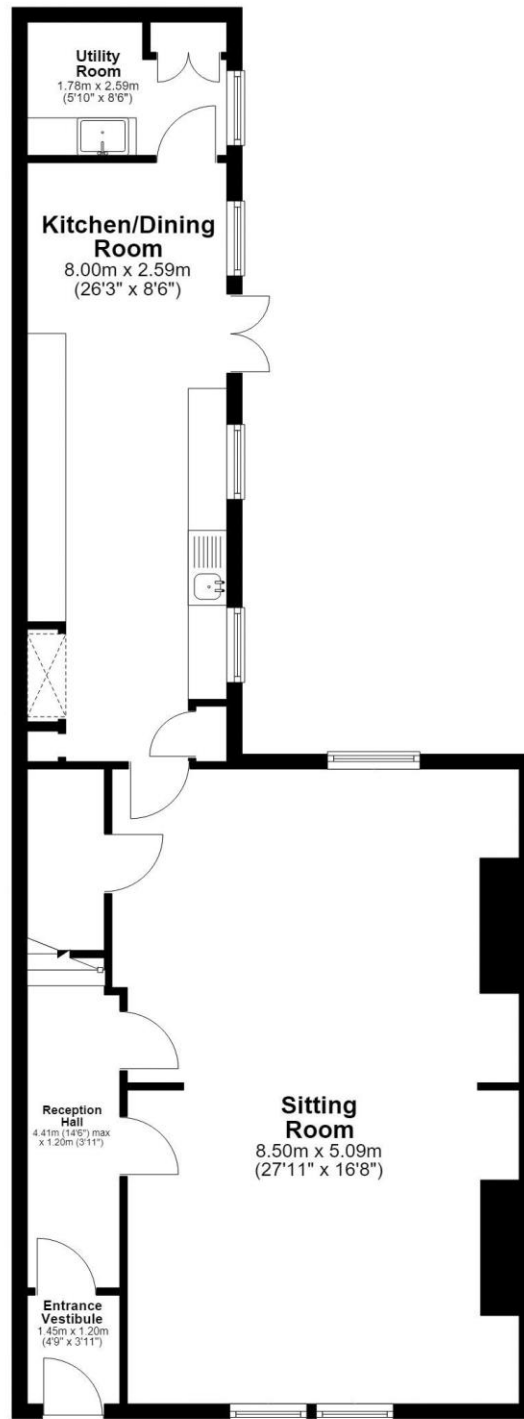
Externally, the property enjoys a lovely south facing mature garden which is laid predominantly to lawn with wrought iron entrance gates. To the rear is a large paved courtyard, which offers secure, electronically gated off-street parking for up to two vehicles and would also be ideal for entertaining. The rear courtyard also benefits from a large shed, providing useful storage, together with a newly fitted electronic roller door providing access out onto the rear service lane.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band D | Energy Performance Certificate; Rating E

Price Guide: Offers Over £575,000

Ground Floor

Approx. 80.0 sq. metres (861.4 sq. feet)



First Floor

Approx. 80.5 sq. metres (866.3 sq. feet)



Total area: approx. 160.5 sq. metres (1727.7 sq. feet)

14 Woodbine Road, Gosforth



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