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BLOOMSBURY COURT, GOSFORTH, NE3

Offers Over £795,000

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Delightful, Modern Detached Family Home Situated within Gosforth's Conservation Area, Boasting Three Reception Rooms, Open Plan Kitchen/Dining & Family Space, Generous Utility/Boot Room, Four Good Sized Bedrooms, Family Bathroom plus En-Suite Shower Room, Superb South Facing Lawned Rear Gardens, Off Street Parking & Detached Double Garage!

This well-maintained family home is perfectly located on the desirable Bloomsbury Court, Gosforth. Bloomsbury Court, which is tucked just off from Parker Avenue and Elgy Green, is situated just a short walk from Gosforth High Street with its excellent array of shops, cafes, restaurants and amenities. The property is also placed close to outstanding state and independent schooling with excellent transport links also found close by.

The ground floor features a spacious reception room, a large dining room, an open plan kitchen/dining area, a well-proportioned lounge, a useful utility room, and a convenient downstairs WC. The upper floor hosts four well-proportioned bedrooms, with the master benefiting from a private dressing room and an en-suite shower room. A four-piece family bathroom serves the remaining rooms. The property further benefits from lovely mature gardens, off-street parking, and a double garage.

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The internal accommodation comprises: Entrance hall with wooden flooring and central stairs rising to the first-floor landing and ground floor guest WC. To the left is a spacious dual-aspect reception room with a feature fireplace, a front-aspect bay window, and French doors opening onto the rear garden. To the right is a dining room with a front-aspect bay window.

Towards the rear of the ground floor is an open-plan kitchen/dining and family room. The kitchen is well equipped with integrated appliances, ample floor and wall units, and granite countertops providing excellent storage and workspace. The dining area flows into a well-proportioned dual-aspect family room with French doors leading out to the rear garden. The rear family room also connects to a generous utility/boot room with an additional door leading to the rear courtyard and into the detached double garage.

The first-floor landing gives access to four bedrooms. The master bedroom benefits from a walk-in dressing room and access to a re-fitted en-suite shower room. A modern four-piece, fully tiled bathroom serves the remaining three bedrooms.

Externally, to the front, the property features a mature garden leading up to the entrance, with a double driveway to the right providing off-street parking for two cars and access to a great double garage.

The rear gardens are south-west facing, and are enclosed and bordered by mature shrubs and trees, and is predominantly laid to lawn.



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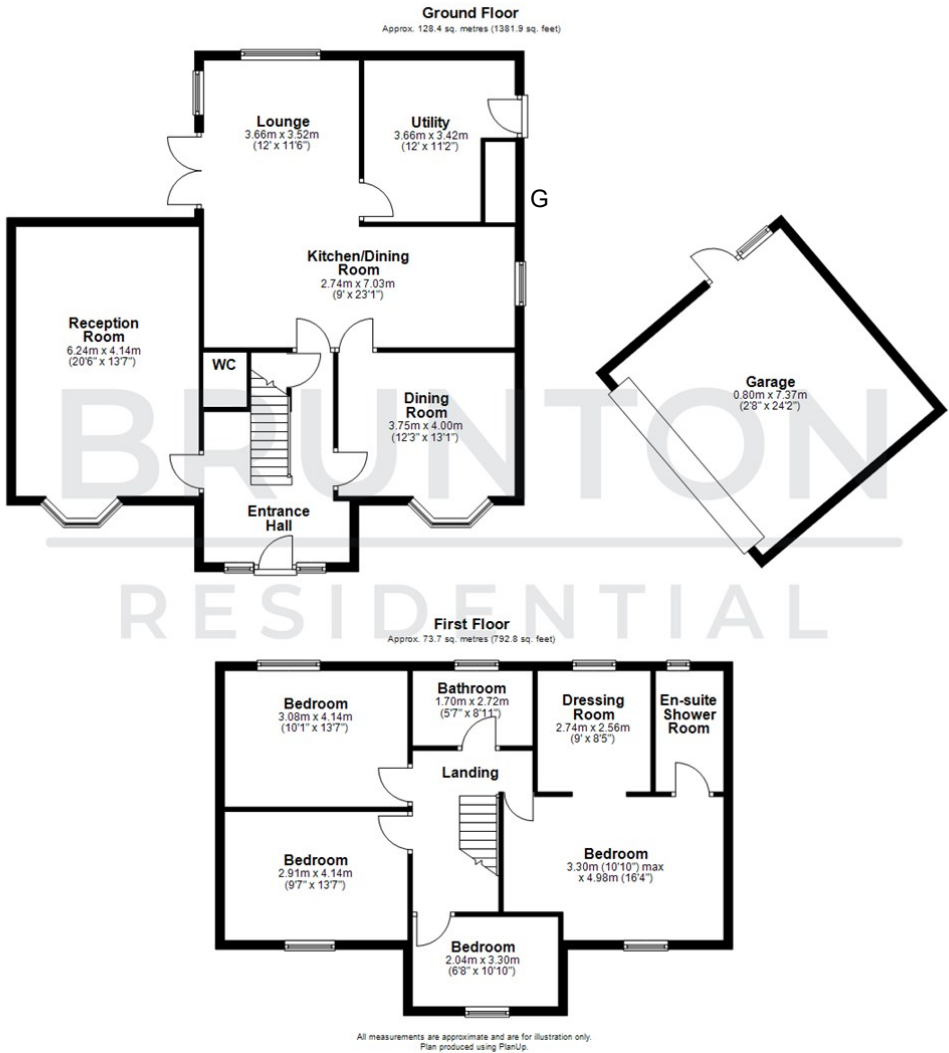
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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	