



94 Elmfield Road

Gosforth



94 Elmfield Road, Gosforth, NE3 4BD

Highly Impressive Semi Detached Period Property Enjoying Four Double Bedrooms, Two Bathrooms, Three Reception Rooms, Stunning Kitchen/Diner, Off Street Parking, Garaging & Extensive South Facing Gardens!

Fully remodelled by the current owners in 2017, this beautiful 'Art Deco' four bedroom semi detached family home, built in 1929, is perfectly placed on the prestigious Elmfield Road within the heart of Gosforth's Conservation Area. Elmfield Road, which is widely regarded as one of Gosforth's most prestigious streets, offers direct access to everything that central Gosforth has to offer including Gosforth High Street with its shops, cafes and restaurants, outstanding local schooling and transport links into Newcastle City Centre.

The internal accommodation comprises: Entrance vestibule | Reception hallway with staircase leading up to the first floor | Cloaks store | Ground floor WC | Front snug with open fireplace and feature curved Crittall window | Generous dining room, positioned to the rear, enjoying a south facing aspect out of the curved bay window and gas fireplace | Beautiful day to day sitting room with ornate cornicing, access to the rear garden and log burning stove | Highly impressive refitted 'Ashburton Interiors' kitchen, boasting a range of contemporary units and worktops, integrated appliances throughout and central island with breakfast bar.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom is situated to the rear, and enjoys a large double room with lovely garden aspect | Separate dressing room with bespoke fitted storage | Beautifully presented ensuite bathroom with contemporary four piece suite, including standalone tub and walk in shower | Bedrooms two, three and four are all further double rooms, all of which offer fitted storage | Family shower room with equally as impressive three piece suite.

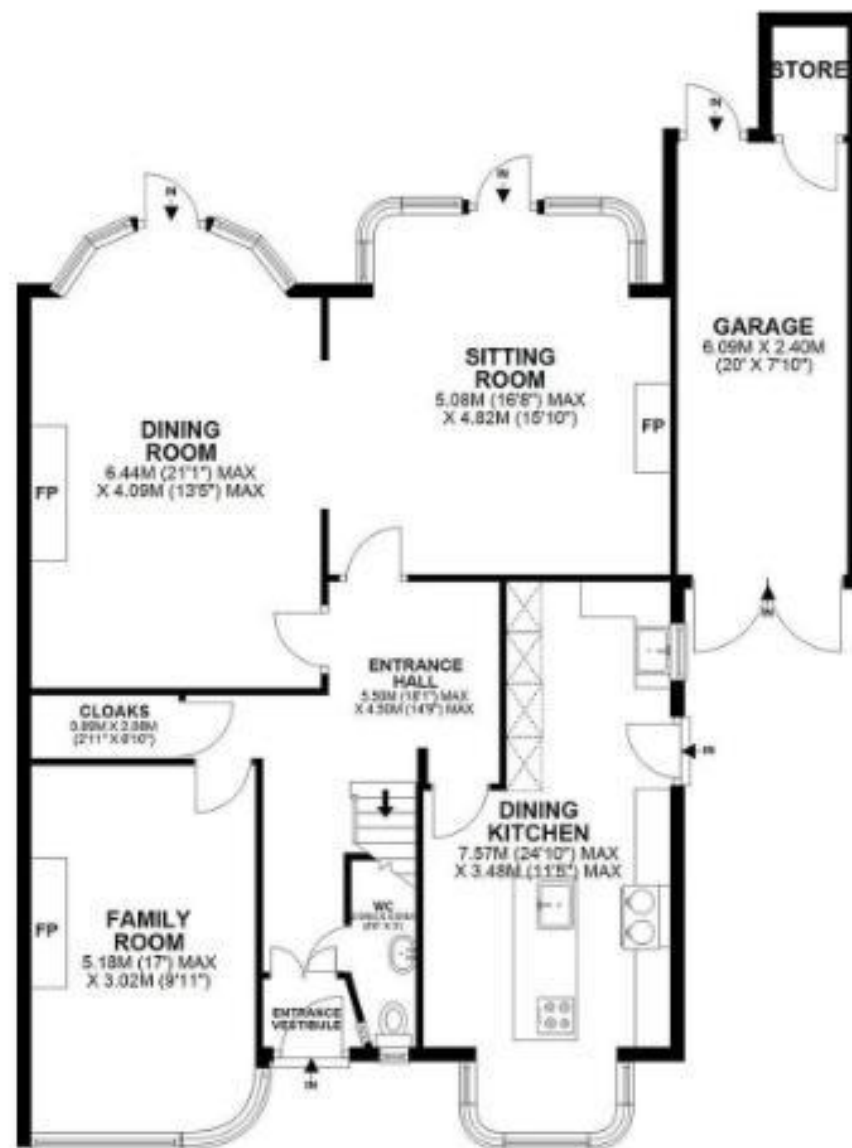
Externally, the property is approached via a front garden with off street parking | Single garage | To the rear is a fantastic and well maintained south facing garden, laid partially to lawn and partially to a raised paved patio terrace | The garden enjoys strong privacy with its mature and well stocked borders.

Having only been owned by two owners in the last 44 years, this home is a rarity to the market. Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this wonderful family home!

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

Price Guide: Offers Over £935,000





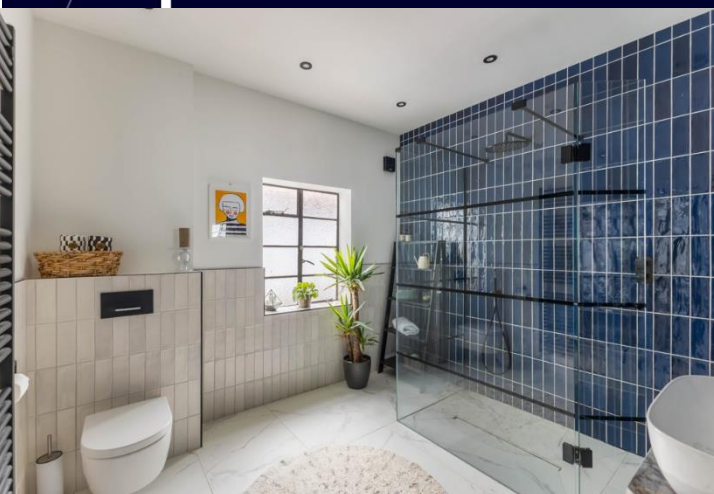
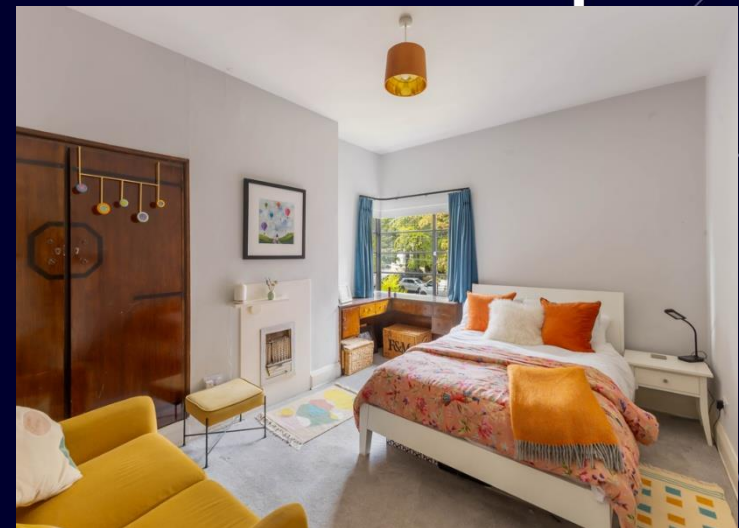
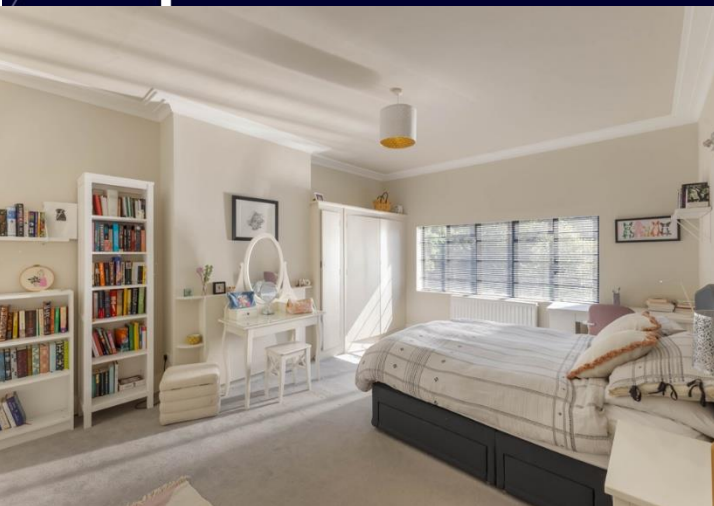
GROUND FLOOR



FIRST FLOOR

94 ELMFIELD, GOSFORTH, NE3 4BY

APPROXIMATE GROSS INTERNAL AREA 215 SQ M - 2311 SQ FT - NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All measurements and fixtures including doors and windows are approximate and should be independently verified.



rare!

From Sanderson Young

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