



4 Carlton Close

Gosforth



## 4 Carlton Close, Gosforth, Newcastle Upon Tyne, NE3 4SA

Located in an exclusive and very privileged location within the heart of Gosforth, is this beautiful, detached luxury home.

The property was subjected to a comprehensive re-design and refurbishment by the current owners, who are well established and respected builders within the region, approximately 9 to 10 years ago. The house was completely refurbished to an extremely high standard and it now benefits from the beautiful accommodation which is offered for sale.

The corner plot, which enjoys a fabulous aspect to the south and principal western elevations, has a large driveway with on-site parking for many cars, as well as an integral single plus garage.

Internally, the property's interior layout benefits from light and bright rooms, which have been designed so well by the architect to maximize the use of the sun.

The reception hallway leads off to a cloakroom, as well as a WC.

The main kitchen and breakfast room, with its dining and living areas, is a delightful L-shaped room with a super view to the south and west and with patio doors leading out onto the rear terrace. The kitchen has an extensive range of high quality cabinets and built in appliances, as well as a pantry cupboard, and the lounge has a feature Scandinavian fireplace.

The main lounge is at the rear of the property, a beautiful formal room with a modern coal burning effect gas fire and lovely views over the south facing gardens. It leads onto a large professional office and working study, which also faces south.





The large utility and laundry room at the front of the property gives access from the hall and connects to a separate entrance lobby, which leads also to the large single plus garage which is suitable for incorporating into living accommodation in the future should it be required.

To the first floor, there are four very large double bedrooms; the master bedroom has an ensuite shower room WC and is very well fitted to a high standard, and the guest double bedroom also has an ensuite shower room.

The remaining two double bedrooms have access to the family bathroom WC, furnished and fitted to the highest standards with beautiful tiling. There is also a large walk in dressing room.

The gardens are presented immaculately with lovely lawned areas and patios, with good privacy and seclusion from the high hedged boundaries.

Carlton Close is a very exclusive development of only five properties, all of which have been completely refurbished or newly built in the last 15 to 20 years. It has immediate access from Kenton Avenue into the central road network of Gosforth, linking to the Town Moor, as well as local shops and high quality schools.

This is a very quiet and peaceful residential area. Viewings are strongly recommended of this beautiful home.

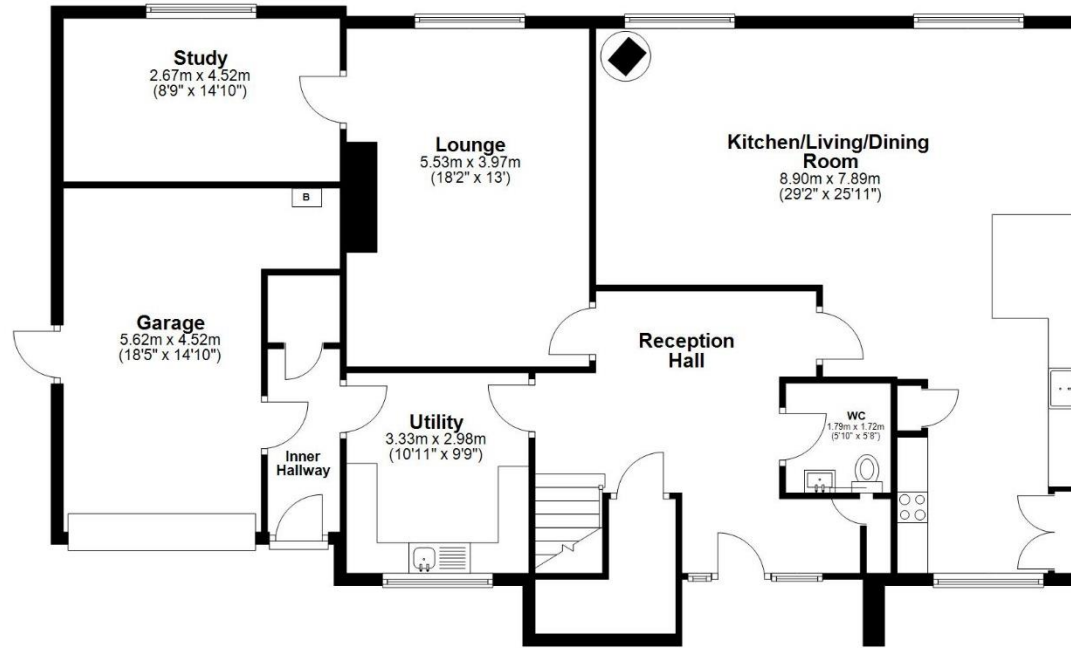
Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: F | EPC Rating: C

**Price Guide: Guide Price £1,385,000**



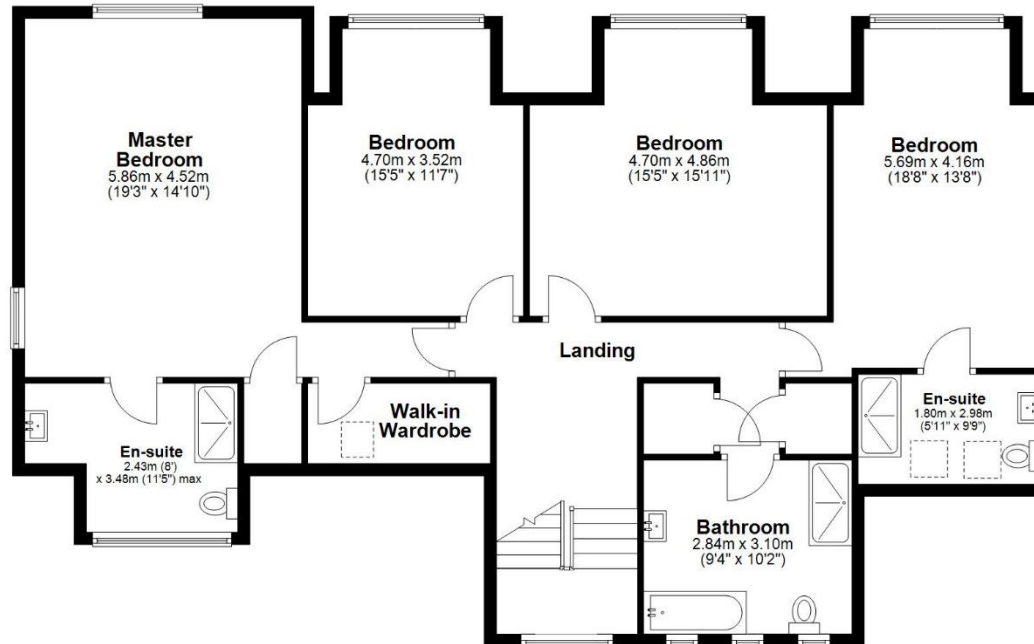
### Ground Floor

Approx. 147.6 sq. metres (1588.9 sq. feet)



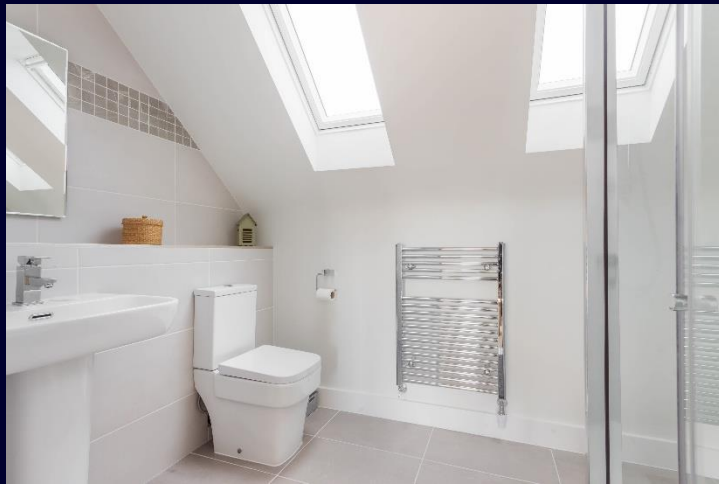
### First Floor

Approx. 132.5 sq. metres (1425.9 sq. feet)



Total area: approx. 280.1 sq. metres (3014.9 sq. feet)

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