



34 Woodbine Road

Gosforth



## 34 Woodbine Road, Gosforth, NE3 1DD

Highly Impressive & Extended Mid Terraced Home Positioned on this Prime Residential Street within Central Gosforth!

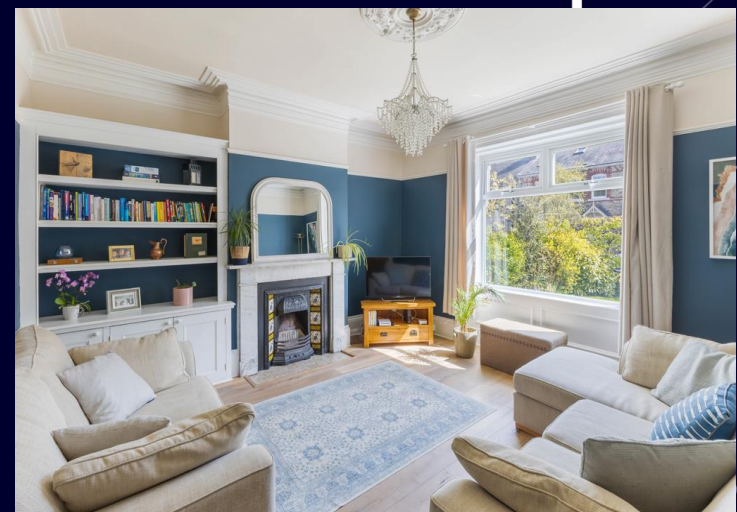
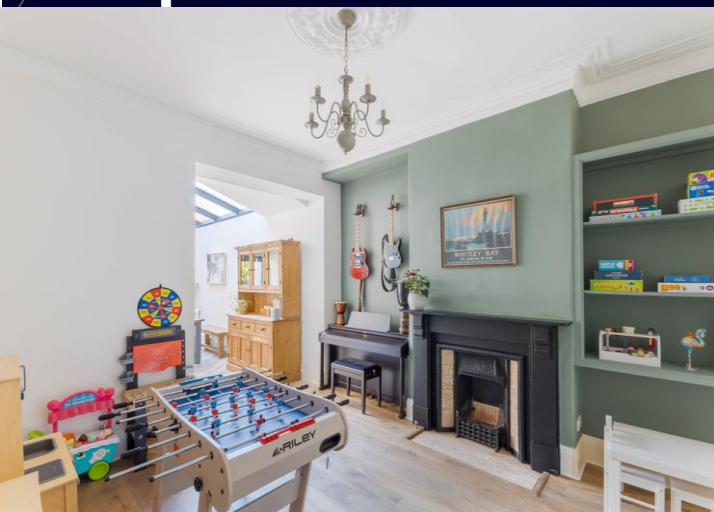
This stunning five bedroom period property has undergone extensive renovation during the existing owner's tenure and now offers a superb open plan kitchen/diner, two generous reception rooms, five bedrooms, two bathrooms, secure off street parking & front and rear gardens.

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.

Boasting in excess of 2,000 sq.ft, the internal accommodation comprises:

**Ground Floor:** Entrance vestibule | Reception hallway with newly laid flooring and staircase leading up to the first floor | Generous front sitting room with feature fireplace and bespoke alcove storage | Snug/playroom | Excellent open plan kitchen/diner with glazed bifold doors and skylight flooding the room with natural light. The kitchen is highly impressive and boasts a range of modern cabinetry & worktops, integrated appliances, central island with breakfast bar and underfloor heating | Utility/pantry | Understairs WC.





**First Floor:** Spacious landing | Principal bedroom to the front with south facing aspect | Bedroom's two and three are further comfortable double rooms | Bedroom four, offering a single/nursery | Family bathroom with contemporary four piece suite | Linen store.

**Second Floor:** Double bedroom within the loft conversion with ample natural light | Ensuite shower room WC with underfloor heating | Walk in wardrobe/study.

**Externally:** The property enjoys a front town garden, laid predominantly to lawn, with hedged boundaries offering a great degree of privacy | To the rear is an enclosed courtyard garden with electric roller door offering off street parking for one vehicle | EV Charging point.

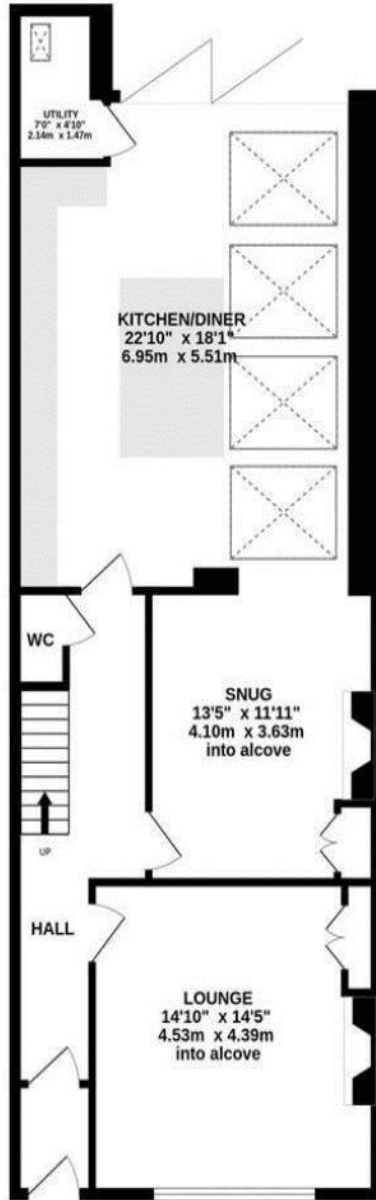
Immaculately presented throughout, early viewings are strongly encouraged.

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

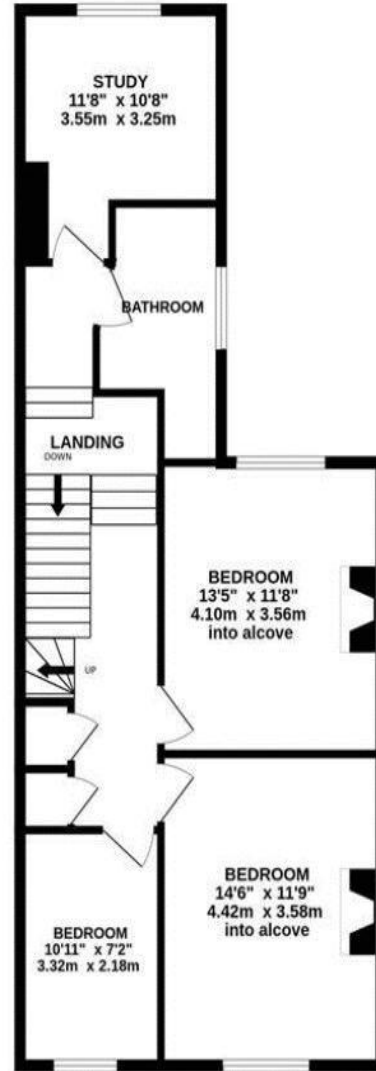
**Price Guide: Offers Over £595,000**



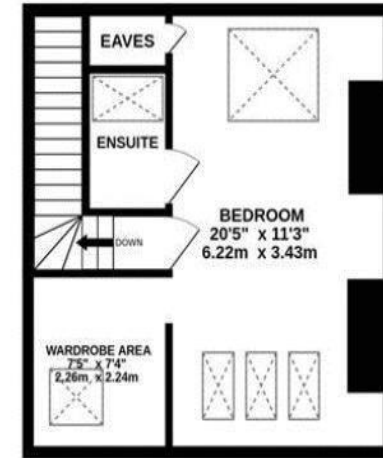
GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



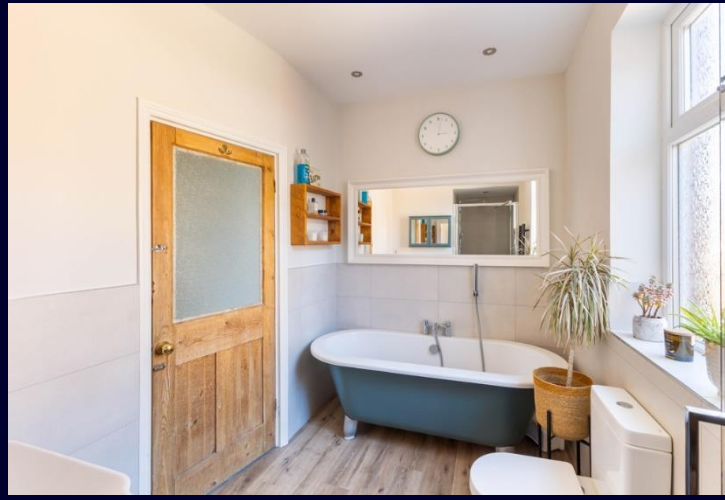
2ND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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