



51 The Drive, Gosforth, Newcastle upon Tyne, NE3 4AJ

SITUATION AND DESCRIPTION

A well proportioned five bedroom semi detached house, on this much sought after residential road in central Gosforth, with a lovely south facing rear garden and terrace, single garage and driveway. This desirable family home, occupied by the current family for over 45 years, offers a rare opportunity for potential buyers with planning permission approved (Ref 2013/1704/01/DET - January 2014) for a single storey rear extension and loft conversion (plans available).

The property briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, dining room, breakfast room, snug/family room, kitchen, five bedrooms, bathroom and separate wc, single garage, store/outhouse and mature south facing rear garden.

The house, whilst requiring some updating, has beautiful period features including stained glass and leaded windows, parquet wood flooring in the reception hallway, the original bell system and ceiling coving. The house is ideally located for Gosforth High Street with its wide variety of shops, cafes and restaurants, excellent local schooling, as well as the Town Moor and transport links to the city centre. An early viewing is recommended.

The property comprises:

ENTRANCE VESTIBULE

With a glazed door to the reception hallway.

RECEPTION HALLWAY

15'3 x 13'5 (4.65m x 4.09m) minimum excluding bay

A lovely sized reception hallway with a staircase leading to the first floor, with under stair storage cupboard, a secondary glazed leaded window to the front elevation, two radiators, a telephone point and parquet wood flooring beneath the fitted carpet.

Doors lead from the reception hallway to the principal reception rooms and cloakroom/wc.

CLOAKROOM/WC

The cloakroom/wc has a low level wc, leaded window to the side and a small wall mounted wash hand basin.

SITTING ROOM

16'7 x 18'7 (5.05m x 5.66m) maximum into bay
A lovely principal reception room, with double glazed windows and French doors leading to the rear terrace and garden. The sitting room has a slate fireplace and hearth, ceiling coving, radiators, a TV point and shelving to the alcoves.

DINING ROOM

19'3 x 12'4 (5.87m x 3.76m) maximum into bay
A generous formal dining room with a stone fireplace, secondary glazed leaded bay window to the front elevation, ceiling coving and radiators.

BREAKFAST ROOM

14'4 x 8'4 (4.37m x 2.54m)

The breakfast room has a leaded window to the side elevation, built-in storage cupboards, a gas boiler to the floor, and a radiator. A sliding door opens to the kitchen and a doorway leads through to the snug/family room.



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SNUG/FAMILY ROOM

9'2 x 15'3 (2.79m x 4.65m)

A cosy fourth reception room with uPVC double glazed patio doors opening to the terrace and garden. There is a radiator, TV point and a door returning to the hallway.

KITCHEN

13'1 x 9'3 (3.99m x 2.82m)

The kitchen, in need of updating, is fitted with a range of wall and base units with splash back tiling incorporating a stainless steel sink and drainer, plumbing for a slimline dishwasher and washing machine. Within the kitchen there is a gas cooker point, space for a fridge and freezer, two windows to the side elevation, a radiator and a door leading out to the side pathway.



A staircase leads to the first floor landing.

FIRST FLOOR LANDING

With a secondary glazed feature stained glass and leaded window to the side, a built-in storage cupboard and access to the loft.

BEDROOM FIVE

11'5 x 8'5 (3.48m x 2.57m)

A bedroom with a leaded window to the front elevation and a radiator.

SEPARATE WC

With a low level wc, leaded window to the side and part tiled walls.

BEDROOM ONE

19'4 x 12'3 (5.89m x 3.73m)

A superb bedroom with a feature leaded bay window to the front elevation, tiled fireplace, small wall mounted wash hand basin, ceiling coving and a radiator.

BEDROOM TWO

14'6 x 10'5 (4.42m x 3.18m)

This double bedroom has a double glazed uPVC window overlooking the rear garden, two double door built-in wardrobes, a radiator and door leading to the en-suite bathroom.



EN-SUITE /FAMILY BATHROOM

10'4 x 6'8 (3.15m x 2.03m) maximum inclusive of cupboard

The bathroom, also serving as an ensuite to bedroom two, has a white bath, wash hand basin in vanity unit with storage, a heated towel rail, airing cupboard with water tank, and a window to the rear.

BEDROOM THREE

13'6 x 12'1 (4.11m x 3.68m)

A double bedroom, with two leaded windows to the front elevation and a radiator.

BEDROOM FOUR

15'6 x 13' (4.72m x 3.96m) maximum into bay

A lovely double bedroom with double glazed uPVC bay window overlooking the rear garden, a built-in wardrobe and a radiator.

EXTERNALLY

To the front of the property there is a paved garden for easy maintenance, with a driveway leading to the single integral garage.

**GARAGE**

14'9 x 8'6 (4.50m x 2.59m)

The single garage has an up and over door.

A gate to the side of the house leads to the rear garden.

The beautiful south facing rear garden has a paved terrace leading directly from the family room and sitting room, with steps leading down to a predominantly lawned garden with mature planted borders, trees and shrubs. Within the garden there is a timber summer house and shed/store measuring 10'6 x 7'2 (3.20m x 2.18m)

SERVICES

The property has mains electric, gas, water and drainage.

TENURE

Freehold

FLOOD RISK

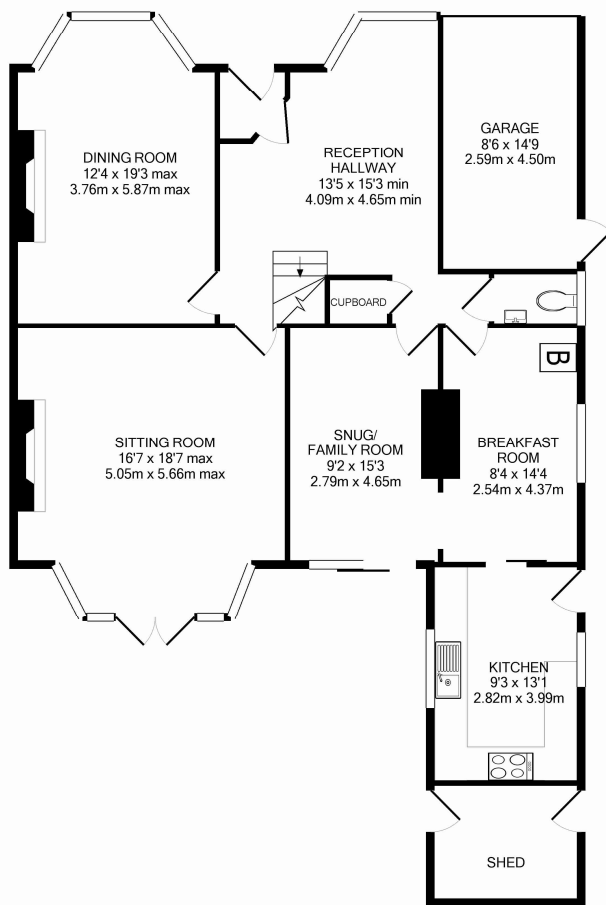
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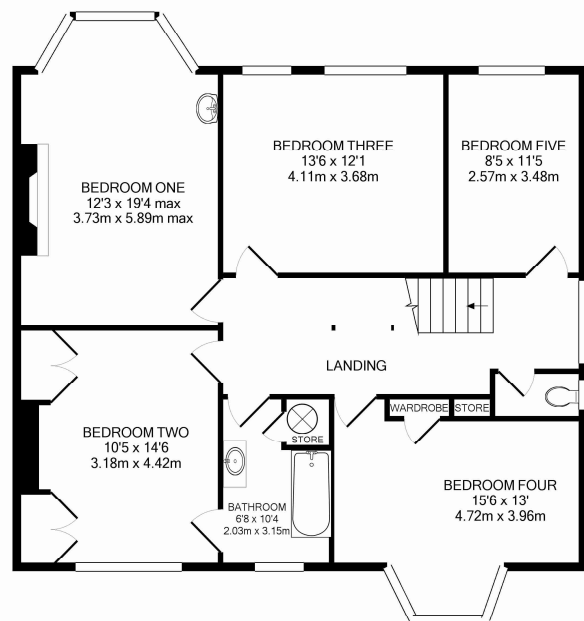
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ENERGY PERFORMANCE RATING

Grade: E



GROUND FLOOR
APPROX. FLOOR
AREA 1308 SQ.FT.
(121.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1066 SQ.FT.
(99.0 SQ.M.)

51 THE DRIVE, GOSFORTH, NEWCASTLE NE3 4AJ
TOTAL APPROX. FLOOR AREA 2374 SQ.FT. (220.5 SQ.M.)

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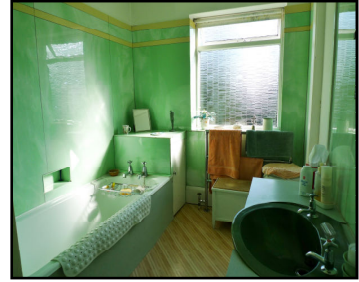
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