



123 Kenton Road, Gosforth

Newcastle upon Tyne, NE3 4NN

SITUATION AND DESCRIPTION

123 Kenton Road is beautifully located in a very popular area of Gosforth, with close accessibility to the High Street and the excellent schools nearby. The property was constructed in the 1950s and purchased by the current owners circa 2004. The property occupies a deceptively large garden site which has open lawned gardens and patio terraces and enjoys good screening and privacy from its neighbours. The house has brick wall and close bordered fence boundaries and has the benefit of two access gates, giving an entrance into the block paved courtyard and garage. The rear of the property is very private and principally south and west facing.

The property offers deceptively large accommodation which has been superbly extended is ideal for a larger family.

The entrance vestibule leads into a reception hall with Amtico flooring and connects in turn to a cloakroom and separate wc. To the front and side of the house there is a family snug room with attractive fireplace and bay window. To the rear of the property the principal drawing room is a large room and has a beautiful fireplace and a bay window with double doors onto the gardens. The drawing room connects to the conservatory and garden room which has been a later addition to the house. To the front of the property there is a study and working office and at the rear the last reception room provides a formal dining room which has been extended at the rear. The dining room connects to the kitchen & breakfasting room, part of a more recent extension to the house. It is superbly appointed with a range of cabinets and built-in appliances. It leads on to a boiler room, the garage and the utility room.

To the first floor the extension to the house provides its master bedroom with dormer window at the rear and luxury en-suite bathroom. The guest bedroom also has an en-suite bathroom as well as built-in wardrobes. The remaining three double bedrooms have access to a family bathroom and separate wc.

The house has gas central heating with two boilers, an alarm system and double glazing with UPVC coated windows.

123 Kenton Road is a superb family home for which viewing is strongly recommended.

The property comprises:

Access is the front of the house via a panelled door set into an arched recess leading through to the vestibule.

VESTIBULE

With panelled and glazed internal door connecting to the reception hall.

RECEPTION HALL

With Amtico flooring, central heating radiator, infra red alarm sensor, wall mounted telephone which operates the electric gates and door to cloaks store cupboard beneath the staircase.

CLOAKROOM/WC

Comprising close coupled wc, pedestal wash hand basin, single panelled radiator, tiling to the walls and floor and understairs store cupboard.

From the reception hall four doors connect to principal ground floor accommodation.

FAMILY SNUG ROOM (front & side facing)

16'7 x 12'11 (5.07m x 3.95m) measurements into bay window

Enjoying views over the side garden from its double glazed bay window, fireplace surround with electric fire insert, central heating radiator and infra red alarm sensor.

DRAWING ROOM (rear facing)

23'7 x 13'0 (7.18m x 3.96m increasing to 5.87m into bay window)

A super large reception room which combines what originally would have been the dining room and sitting room to the house. The drawing room has attractive built-in store cupboards with glass front, three central heating radiators, infra red alarms sensors and an Adam style fireplace with a pine surround and marble insert and hearth to the open solid fuel fire. The bay window has double glazed doors leading out onto the private gardens. A glazed door connects from the drawing room to the conservatory and garden room.

CONSERVATORY & GARDEN ROOM (rear facing)

12'5 x 7'11 (3.79m x 2.41m)

With large sliding double glazed doors giving a panoramic view over the gardens, stripped pine wood floor, side double glazed window, double panelled radiator and a panelled and glazed door which leads to the dining room.

DINING ROOM (rear facing)

21'11 x 12'11 (6.69m x 3.93m decreasing to 3.03m into bay window)

With double glazed window overlooking the rear gardens, contrasting wallpaper decoration, Amtico flooring, two double panelled radiators, two built-in shelved store cupboards and an access door from the hall.

A door leads from the dining room and connects to the extension to the house.

KITCHEN & BREAKFASTING ROOM (rear facing)

20'2 x 15'8 (6.14m x 4.77m) maximum measurements

The kitchen is extensively equipped with a range of light wood fronted base, wall and drawer cabinets with black pearlescent worktop surfaces incorporating a stainless steel sink unit with mono bloc tap. The central island unit has a Britannia cooking range with two ovens, five hobs and extractor hood above. The kitchen also incorporates a vegetable preparation sink with twin bowls, a Daewoo refrigerator/freezer, a Zanussi dishwasher and two corner carousel units provide excellent storage space. Further features include spotlighting to the ceiling and a double glazed window overlooking the gardens.

The breakfasting area has sliding double glazed doors leading out onto the gardens at the rear, central heating radiator, spotlighting to the ceiling. From this area access is gained to the garage, an airing cupboard which houses the high capacity quick recovery hot water cylinder and the boiler room which houses the Worcester gas fired central heating boiler providing central heating and domestic hot water to the original house.

Returning to the reception hall, the last door leads off to the study.

STUDY (front facing)

13'8 x 8'6 (4.17m x 2.60m)

With Amtico flooring, spotlighting to the ceiling, double glazed window and single panelled radiator.

A staircase leads from the reception hall to the first floor landing, with great natural light from the double glazed stained and leaded glass window at the front of the house.

FIRST FLOOR LANDING

Wide and spacious with double panelled radiator, shelved storage cupboard and seven doors leading off to principal accommodation.

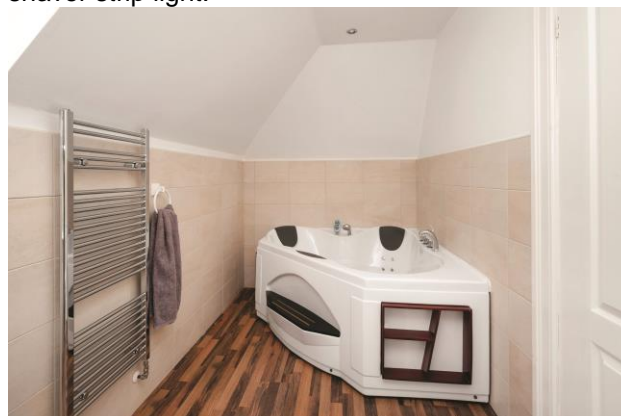
**MASTER BEDROOM** (rear facing)

19'10 x 14'9 (6.04m x 5.1m) measurements into dormer windows and excluding entrance area

Enjoying views over the gardens, wall lighting, access into the roof void, spotlighting and double and single panelled radiators.

EN-SUITE BATHROOM

Comprising corner Jacuzzi bath with digital controls, corner Jacuzzi shower with sitting area and sliding screen doors, close coupled wc and pedestal wash hand basin. The bathroom has attractive flooring, single panelled radiator, heated chrome towel rail, dormer window, spotlighting to the ceiling and shaver strip light.

**BEDROOM TWO** (rear facing)

19'3 x 13'10 (5.88m x 4.23m) measurements into bay window

Extensively equipped with a range of built-in wardrobes and storage cupboards, double glazed

bay window with views over the gardens, wall lights and two double panelled radiators.

EN-SUITE BATHROOM

Beautifully appointed with a Vernon Tutbury four piece suite comprising Jacuzzi panelled bath with side mounted shower, vanity wash basin with storage cupboards beneath, close coupled wc and large double shower with sliding screen doors. The bathroom has a bay window with double panelled radiator, tiling to the walls and floor and heated towel rail.

BEDROOM THREE (rear facing)

13'2 x 9'11 (4m x 3.03m)

With built-in double and single wardrobes, dressing table, window views over the garden and double panelled radiator.

BEDROOM FOUR (rear facing)

12'0 x 11'3 (3.65m x 3.44m)

With double glazed window overlooking the gardens, access into the roof void via a pull-down ladder, built-in shelved store cupboard and double panelled radiator.

BEDROOM FIVE (front facing)

10'9 x 10'11 (3.28m x 3.32m)

With double glazed bay window and central heating radiator beneath, built-in double and single wardrobes and dressing table.

FAMILY BATHROOM (front facing)

With white two piece suite comprising large cast iron bath set into a tiled recess with shower above and glass dividing screen and pedestal wash hand basin with illuminated mirror above. The bathroom has tiling to the walls, heated towel rail, double panelled radiator and built-in linen store cupboard.

SEPARATE WC

Comprising close coupled wc, single panelled radiator and ceramic tiled walls.

EXTERNALLY

The property enjoys a very attractive and well presented corner garden site which is deceptively larger than its external appearance. To the frontage of Kenton Road it has a large tall brick built boundary wall with pillared surrounds and two separate entrances; one with a set of electrically

operated wrought iron gates and the other with manual wood panelled gates. The electric gates give access into the block paved courtyard and the mature trees give good screening and privacy.

To the side of the property the house enjoys an all weather garden area with water feature and pond and paved sitting area. The brick boundary walls continue to the side of the house and lead to close bordered fence panels, as well as tall conifer hedges.

The side and rear gardens are very impressive, with open lawned areas, mature trees and family recreation area. To the foreground of the house there is a circular stone flagged terrace and raised timber deck. To the rear boundary there is a timber garden store and shed, as well as flower and shrub borders.

The gardens are a very significant feature of this home.

INTEGRAL GARAGE & UTILITY ROOM

20'10 x 18'10 (6.35m x 5.75m)

With electrically operated up and over doors and side pedestrian door. The utility area is extensively equipped with a range of base and wall storage cupboards, as well as further wall cupboards to the garage area. There is a gas fired Potterton central heating boiler which provides central heating and domestic hot water to the extension, space for a washing machine and fluorescent tube lighting.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold.

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

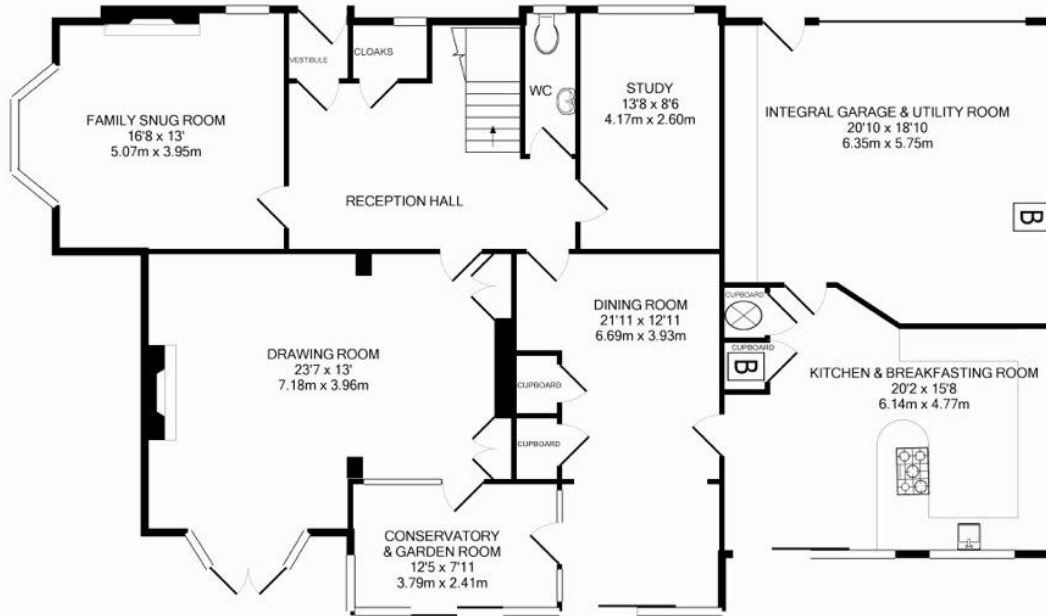
ENERGY PERFORMANCE RATING:

Grade: D

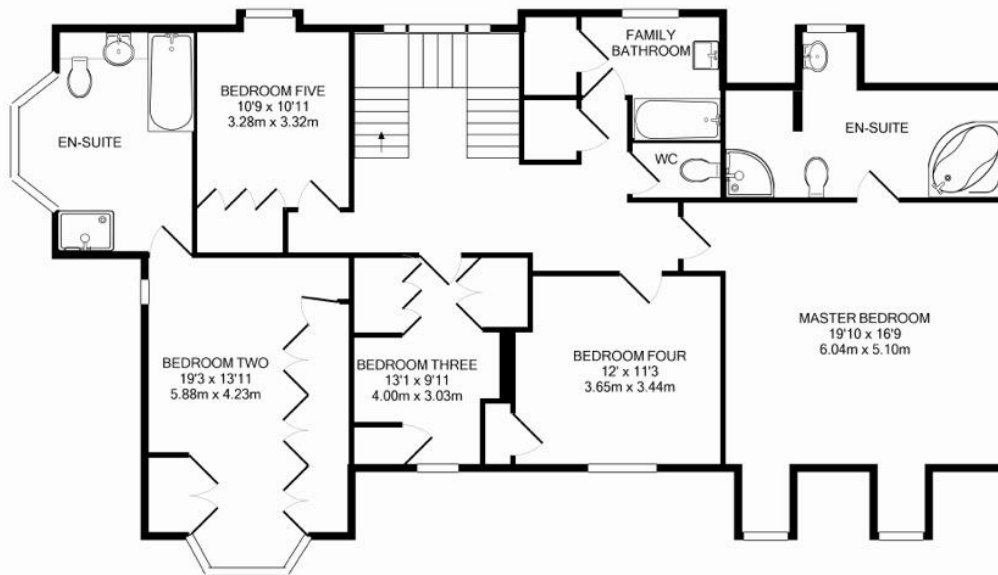


SANDERSON YOUNG

estate agents &
property consultants



GROUND FLOOR
APPROX. FLOOR
AREA 1960 SQ.FT.
(182.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1542 SQ.FT.
(143.2 SQ.M.)

123 KENTON ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3 4NN
TOTAL APPROX. FLOOR AREA 3502 SQ.FT. (325.3 SQ.M.)

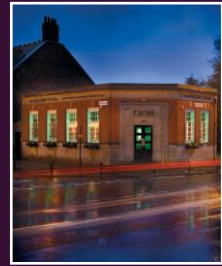
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2014



www.sandersonyoung.co.uk

Regional Office
The Old Bank
30 High Street, Gosforth
Newcastle upon Tyne



For all confidential enquiries please contact:

Duncan Young or Ashleigh Sundin

t: 0191 2233500 | f: 0191 2233505

duncan.young@sandersonyoung.co.uk | ashleigh.sundin@sandersonyoung.co.uk

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

rare!

From Sanderson Young



123 Kenton Road
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price on Application

