

22 The Grove, Gosforth Newcastle upon Tyne NE3 1NE

SITUATION AND DESCRIPTION

22 The Grove is believed to have originally been built in the 1890s. It is a highly impressive three storey semi detached villa, set back from The Grove and one of very few within the locality. The property was purchased by the current owners in 2001 and since that time has been extensively renovated, refurbished and improved.

The owners have very successfully brought a great deal of style and character to the property using the original building features, including high ceilings, fabulous cornicing, lovely fireplaces, stripped wood panelled doors and the stunning reception hall with its stairwell to the first and second floor above.

Leading from the entrance hall access is gained to a study at the front of the house and a drawing room and dining room at the rear. Both reception rooms at the rear enjoy lovely views over the south facing terrace and gardens, with the dining room having a bay window.

The kitchen/breakfasting room is at the front and side of the house with a range of painted cabinets and wood worktops and an Aga. It leads on to a double length garage with utility.

To the first floor the master bedroom enjoys a lovely southerly aspect, an en-suite dressing room and an en-suite shower room/wc.

There are two further double bedrooms to the first floor and a stunning family bathroom with roll top slipper bath.

The stairs continue to the second floor where there are three further double bedrooms and a shower room/wc.

The property has radiator central heating, a comprehensive alarm system and the interior decoration is very tasteful.

22 The Grove is a highly impressive house, with the local neighbourhood known for its beautiful Georgian and Victorian properties. The maturity of the trees and surrounding gardens are also striking, with this house having a beautiful courtyard and electrically operated gates sliding back into the cobbled terrace.

The principal gardens are at the rear and enjoy lawned areas; a stone flagged terrace and separate sitting area and patio.

The Grove is a very popular residential area of Gosforth, well known for its ease of access into the High Street, with its shops, banks, offices, schools and Metro links.

The property comprises:

Access is to the front of the house with a very impressive entrance. Electrically operated gates set in brick pillars slide back to the cobbled courtyard, where a panelled door, partially glazed

with canopied surround and brass furniture, leads through to the:

VESTIBULE

With contrasting wallpaper above and below a dado rail, cornicing and entry telephone with closed circuit TV surveillance camera linking to the main gate.

CLOAKROOM

With corner wash basin and burglar alarm control panel.

SEPARATE WC

Comprising high level wc and wood seat.

From the vestibule a panelled internal door with etched glass leads through to the:

RECEPTION HALL

With fabulous stripped wood floor, stairwell to first and second floors enjoying natural light from the skylight set into the roof pitch above, dado rail, cornicing, double panelled radiator and stripped wood door to cloaks cupboard beneath the stairs.

From the reception hall stripped wood panelled doors lead to principal accommodation.

STUDY/FAMILY ROOM (front facing)

15'3 x 12'9 (4.65m x 3.88m)

With arched window overlooking the front approach to the house, stripped wood floor boarding, deep skirting boards, dado rail with emulsion décor below and wallpapering above, picture rail, cornicing, period cast iron fireplace with tiled insert, open grate and marble hearth, telephone point, dimmer switch light control and infra red alarm sensor.

DRAWING ROOM (rear facing)

19'11 x 15'3 (6.07m x 4.66m)

A tremendous main reception room with stained and leaded upper window panes to the arched window and double doors leading out onto the stone terrace, period high mantled fireplace with tiled insert, open grate and marble hearth, stripped wood floor boarding, two double panelled radiators, dado rail and picture rail with contrasting emulsion décor and frieze border, cornicing, TV aerial point, dimmer switch lighting, infra red alarm sensor.

DINING ROOM (rear facing)

18'8 x 15'5 (5.70m x 4.69m)

A very elegant room with fabulous bay window and glazed double doors onto the stone terrace, painted wood fireplace surround with tiled insert, open grate and marble hearth, deep skirting boards, two double panelled radiators, dado rail and wood panelling, picture rail, cornicing, frieze border, chrome surrounds to dimmer switch lighting and infra red alarm sensor.

KITCHEN/BREAKFASTING ROOM (front & side facing)

17'3 x 13'7 (8.31m x 4.14m)

A very tasteful room which enjoys good natural light from the windows at the front and side of the house. The kitchen is well equipped and furnished with a beautiful arrangement of painted wood base, wall and drawer cabinets and oak worktop surfaces incorporating a Belfast sink unit with chrome mono bloc tap. The focal point of the room is the gas fired Aga, finished in black with two ovens and two hot plates. The kitchen also incorporates a built-in dishwasher, as well as spacing for an upright refrigerator/freezer. The room has a high ceiling with spotlighting, ceramic tiled flooring and the wall cabinets conceal the Heatrae Sadia hot water boiler. From the kitchen an access door leads to the garage and utility area.

Returning to the reception hall, the mahogany staircase with painted wood spindles and newel posts leads up to the first floor landing in three turns.

FIRST FLOOR LANDING

With contrasting emulsion décor above and below a dado rail, double panelled radiator, chrome surrounds to light switches, cornice detailing. Four stripped wood doors lead from the landing and connect to principal accommodation.



MASTER BEDROOM (rear facing)

18'9 x 15'4 (5.73m x 4.67m)

A delightful room with two south facing sash windows, double panelled radiator, tall ceiling with cornicing, emulsion decoration to three walls and wallpaper covering to the fourth, chrome surrounds to light switches, wiring for a plasma TV screen. A stripped wood door leads on to the:

EN-SUITE DRESSING ROOM

With attractive walnut wood flooring, good quality fitted wardrobes with shelf storage space and hanging rail, spotlighting and fitted mirror.

EN-SUITE SHOWER ROOM

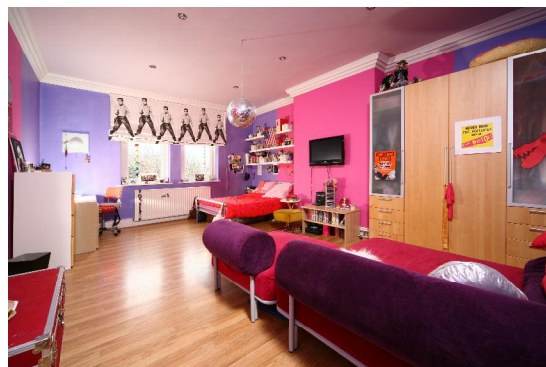
Comprising rainforest shower head, glazed dividing screen and fitted seat, close coupled wc, Victorian style wash hand basin by La Chappelle and fitted mirror above, spotlighting, mosaic tiling to walls and floors, under-floor heating and heated chrome towel rail.



BEDROOM TWO (rear facing)

20'1 x 15'6 (6.12m x 4.72m) measurements into chimney breast recess

A bright room enjoying a pleasant view from the south facing windows over the gardens, contrasting emulsion decoration, high ceiling, cornicing, spotlighting, laminate wood flooring and double panelled radiator.



BEDROOM THREE (front facing)

15'8 x 15'3 (4.79m x 4.65m)

With emulsion decoration to three walls and wallpaper covering to the fourth, high ceiling, cornicing, double panelled radiator, fitted wash hand basin with mirror and wall light above and dimmer switch lighting controls.

FAMILY BATHROOM

15'6 x 15'3 (4.74m x 4.65m)

Luxuriously appointed with free standing slipper air bath with roll top surround, digital controls, mono bloc tap and handheld shower unit, wet area to one corner of the room with rainforest shower head, fitted seat and large glass dividing screen, high level wc with chrome connecting pipe and wash basin with porcelain legs. The terracotta floor tiles contrast with the walnut wood which separates the wet areas. The bathroom has spotlighting to ceiling, cornicing, heated chrome towel rail and

radiator, under-floor heating and opaque glazing to the windows.

SECOND FLOOR LANDING

The main stairs then continue and lead to the second floor of the house which has great natural light from the glazing set into the floor of the roof void, with skylight above. There are four stripped wood doors leading from the landing and connecting to accommodation.

BEDROOM FOUR (rear facing)

LIVING AREA

16'2 x 14'7 (4.93m x 4.45m)



The living area of this bedroom has a dormer window overlooking the rear of the house, solid wood flooring, sloping T fall ceiling, single panelled radiator, spotlighting to the ceiling and an open archway through to the:

BEDROOM AREA

13'1 x 11'11 (4m x 3.64m) measurements

Sloping ceilings within the roof pitch, Velux double glazed window, solid wood flooring and single panelled radiator.

BEDROOM FIVE (front facing)

15'8 x 11'6 (4.79m x 3.5m) measurements into chimney breast recess and dormer window

Currently used as a gymnasium, with single panelled radiator, wood flooring, access into the eaves for storage and spotlighting.

BEDROOM SIX (side facing)

13'2 x 11'10 (4.02m x 3.62m)

Attractive dormer window to the side gable, single panelled radiator and spotlighting to the ceiling.

SHOWER ROOM

With white four piece suite comprising shower cubicle with Mira shower, his and hers circular wash hand basins, close coupled wc, cork tiled flooring, half wall height ceramic tiling, Expelair unit and access into the eaves for storage.

EXTERNALLY

To the front of the house the secure courtyard is impressive, having been refurbished with a cobbled pavement, electrically operated vehicular access and pedestrian access.

The front courtyard has external lighting, beautiful chrome up lighters and a maturing cherry blossom tree. There is a pedestrian gate to one side of the property leading to the side garden, as well as a drive connecting to the garage.

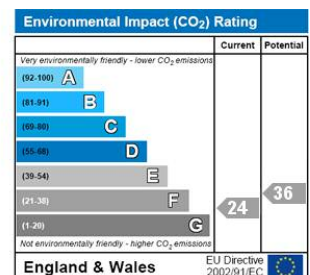
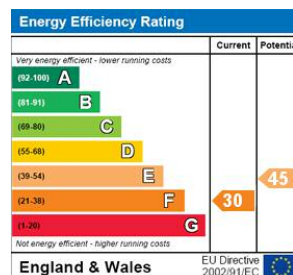
GARAGE

31'1 x 11'4 (9.48m x 3.45m)

With folding doors, utility area to the rear with two stainless steel sinks, hot and cold water supply, lighting and power supply, and spacing beneath the work benches for a washing machine and tumble dryer. The garage also accommodates an Andrews hot water cylinder which gives hot water to the first and second floors of the property. At the rear of the garage a pedestrian gate leads onto the gardens.

From the rear of the garage a door leads onto the covered area and external fuel store, as well as connecting onto the predominantly south facing garden.

The gardens are a lovely feature of the house and are particularly large for central Gosforth. To the foreground of the property there is a stone flagged terrace and patio and a large recreational lawned garden with circular patio to one side. The borders are well stocked with rhododendrons and mature trees, as well as a variety of evergreen plants and shrubs. The garden has brick wall boundaries and a number of tall trees giving good screening and privacy to the house.





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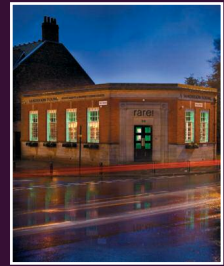
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From Sanderson Young



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Gosforth



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Price on Application

