



# Cramond House, Roseworth Crescent Gosforth, Newcastle upon Tyne NE3 1NR

## SITUATION AND DESCRIPTION

An individual, architect designed detached house, built in 1989 in the orchard garden of the neighbouring Yarm House. The excellent, four/five bedroom family home is constructed (it's timber framed) in brick with hardwood timber windows, and has planning permission in place to extend and convert the existing garage into a laundry and studio/additional reception space (plans available in RARE office), creating further ground floor accommodation.

The property has an attractive frontage with brick pillars and wrought iron railings to the boundary, double wrought iron gates to the driveway and garage, and a lovely, south facing, landscaped patio garden with raised beds and a timber terrace, and excellent privacy.

Cramond House has a superb location on Roseworth Crescent, minutes from the High Street with its numerous shops, restaurants and cafes and having excellent access to the city centre, the Town Moor and major commuting routes.

The well proportioned accommodation comprises: reception hallway, cloakroom, wc, living room, dining room, conservatory, fabulous kitchen/breakfast room, master bedroom with en-suite wet room and walk-in-wardrobe room/bedroom five, three further double bedrooms with fitted wardrobes, and a family bathroom/wc.

There is a one and a half length attached single garage, secure block paved driveway, attractive and a landscaped rear garden with a timber decked terrace.

A fabulous, modern detached house in the heart of central Gosforth, offering versatile and flexible accommodation and with scope to extend/convert further into a studio/annexe to the rear.

The property comprises:

Access is to the front of the property with a pillared portico and panelled front door leading to the reception hall.

## RECEPTION HALL

With light wood flooring, cornicing, spotlighting to the ceiling and burglar alarm control panel.

## BOILER CUPBOARD

Accommodating the gas fired central heating boiler to the house.

## SEPARATE WC

Comprising close coupled wc, wash hand basin, wood flooring and spotlighting.

There is also a useful cupboard beneath the stairs providing general storage space with hanging rail and shelving.

From the reception hall, three doors lead off to principal ground floor accommodation.

## SITTING ROOM (rear facing)

19'9 x 13'10 (6.02m x 4.2m)

With light emulsion decoration, ceiling coving and stone fireplace surround, hearth and mantle with open hearth. The room has a TV aerial point, wall lighting and a set of glazed double doors that lead out onto the conservatory and garden room.



## CONSERVATORY & GARDEN ROOM (rear facing)

19'2 x 10'2 (5.84m x 3.09m)

With a pitched glazed roof this Amdega conservatory provides an excellent reception and entertainment area. It has double doors leading onto the rear terrace and gardens, and tiled flooring, contemporary wall lights and a lovely window aspect overlooking the courtyard gardens.

Returning to the reception hall, the dining room is to the front of the house.

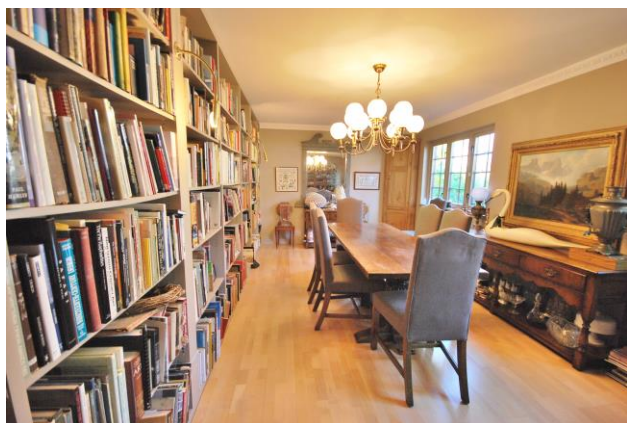
## DINING ROOM (front facing)

19'9 x 11'4 (6.023m x 3.45m)

With fitted book shelving to one full wall length, giving excellent storage space. The room has wood



flooring, windows overlooking the front approach to the house, cornice detailing, telephone point and dimmer switch lighting.



The last door from the reception hall connects to the family kitchen & breakfasting room.

### **KITCHEN & BREAKFASTING ROOM**

(front & rear facing)

15'5 x 7'7 plus 12'2 x 10'2 (4.7m x 2.31m) plus (3.71m x 3.1m)

An L shaped room fitted with a range of good quality base, wall and drawer storage cabinets with a coffee coloured finish which contrasts well with the granite and stainless steel worktops incorporating a Franke stainless steel single drainer sink unit. Built-in appliances include a De Dietrich oven with a five ring gas hob, an Elica extractor hood over and a NEFF dishwasher. There is a breakfasting bar to the centre of the room which conceals further storage space. The kitchen design incorporates pull-out pan drawers, pull-out waste bin, two pull-out larder cupboards and an integrated refrigerator/freezer



To the breakfasting area there are further wall store cupboards and a recess accommodating a refrigerator and wine rack. Glazed double doors lead out onto the rear terrace and patio.



A door leads from the kitchen and connects into the garage.

Returning to the reception hall, the main staircase leads up to the first floor of the property with a mahogany wood handrail and newel posts.

### **FIRST FLOOR LANDING**

With access into the roof void via a pull-down ladder, built-in airing cupboard with louvre doors and six doors leading off to principal accommodation.

### **BEDROOM ONE** (front facing)

14'8 x 12'5 (4.48m x 3.79m) maximum measurements

An L shaped room with spotlighting to the ceiling.

### **EN-SUITE WET ROOM**

Very well appointed with large double wet room and shower area with good quality shower, marble tiles and glass dividing screen, close coupled wc, vanity wash hand basin set on a wooden stand with Philippe Stark taps, bidet unit, beautiful tiling to the walls and spotlighting.

### **BEDROOM FIVE / DRESSING ROOM** (front facing)

7'4 x 6'9 (2.24m x 2.06m)

Currently used as an en-suite dressing room to the master bedroom, but could accommodate a single bed if required. It has open hanging rail and shelf storage space, as well as window views overlooking the front approach to the house and a return door leading onto the landing.

**BEDROOM TWO** (front facing)

10'6 x 10'7 (3.19m x 3.22m)

With single panelled electric radiator, wardrobes to one wall with hanging rail and shelf storage space and pleasant view over front approach to the house.

**BEDROOM THREE** (rear facing)

12'9 x 10'6 (3.89m x 3.21m)

With window views overlooking the gardens, two double wardrobes and one single wardrobe.

**BEDROOM FOUR** (front facing)

11'4 x 8'11 (3.45m x 2.73m)

With views overlooking the approach to the house, one double wardrobe and two single wardrobes and spotlighting to the ceiling.

**FAMILY BATHROOM**

With four piece Duravit suite comprising panelled bath with good quality shower above and glass dividing screen, wall hung wash hand basin with fitted mirror above, close coupled wc, bidet unit, attractive tiling to the walls, spotlighting, heated chrome towel rail, built-in store cupboards and attractive flooring with Grecian border detailing.

**EXTERNALLY**

Street parking facilities are available to the front of the house, with an open rail and brick pillared boundary onto Roseworth Crescent. There is a hedge boundary and shrub borders, with double gates leading into the block paved drive which connects to the attached garage.

**GARAGE**

23'1 x 11'6 (7.03m x 3.5m)

A large single plus garage with electrically operated up and over door, fluorescent tube lighting, access into the roof void, utility area with stainless steel sink unit and storage cupboards beneath, plumbing for an automatic washing machine, electric circuit breaker control panels and a glazed and panelled door leading onto the rear garden and terrace.

Planning permission has been passed for the extension of the garage at the rear elevation for conversion to a laundry & utility room and a studio, with glass picture windows opening over the rear garden and terrace. Plans are available on line at Newcastle City Council. Property Ref: 004510043853.

To the rear of the house, the town garden and courtyard is set out with block paved areas, retaining

walls with lovely lighting, shrub and flower borders, tall trees and an elevated timber deck and sitting area.

**SERVICES**

The property has mains gas, electric and water services.

**TENURE**

Freehold.

**FLOOD RISK**

Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**COUNCIL TAX:**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING:**

Grade: D

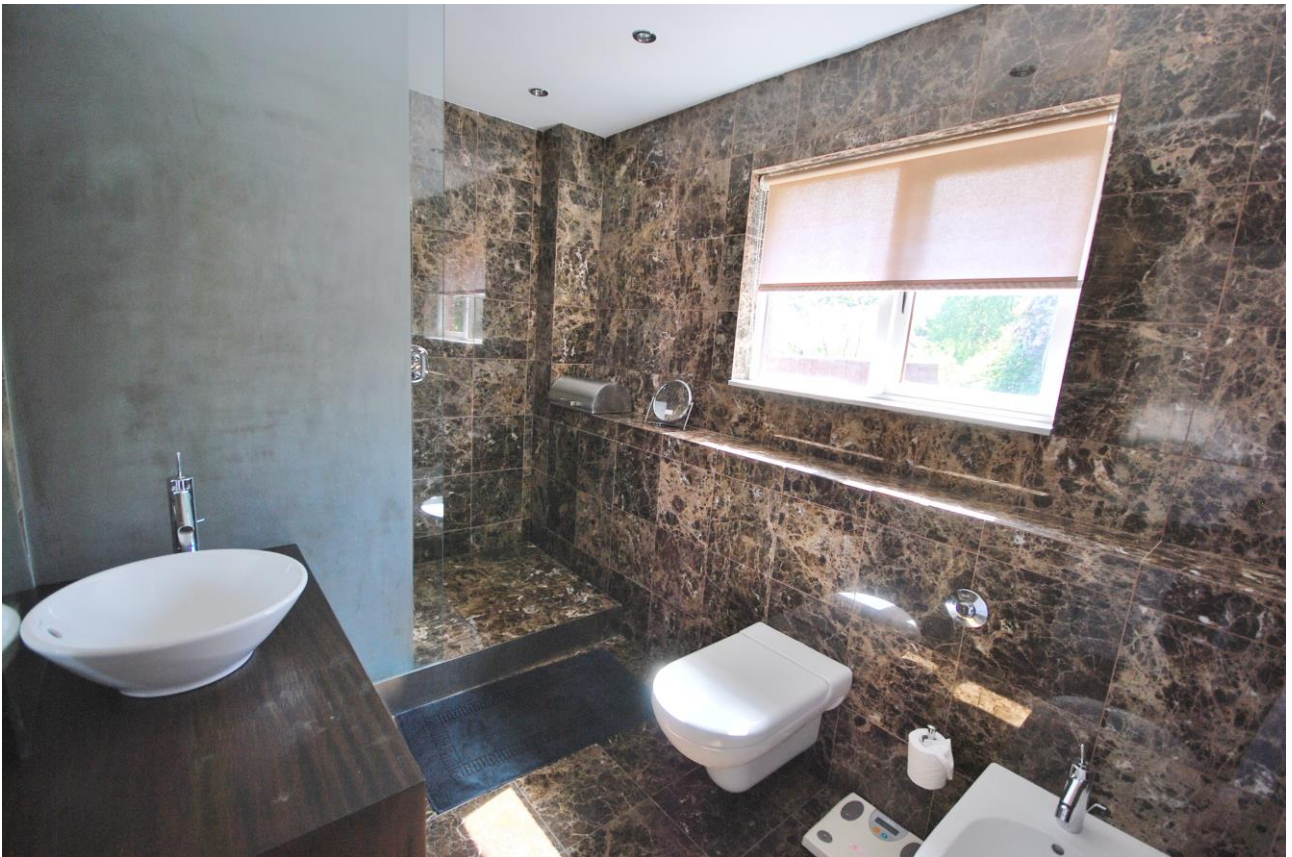




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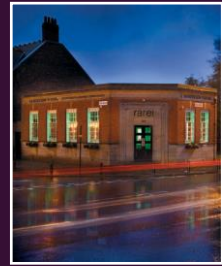






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