



56 Elmfield Road, Gosforth Newcastle upon Tyne NE3 4BB

SITUATION AND DESCRIPTION

No. 56 Elmfield Road occupies a fabulous location on the corner of Elmfield Road and Westfield Drive. It has been extensively renovated, refurbished and improved and now provides one of the most impressive semi-detached houses within its immediate area. It enjoys beautiful interior design and period features.

To the front of the house there is on-site parking with electrically operated gates. At the side of the property leading from Westfield Drive there is a large double garage connecting into the gardens.

The house has stained and leaded glass feature windows, superb panelled doors and impressive high ceilings with corning.

Leading from the reception hall are two reception rooms to the rear of the house, both with beautiful bay windows, one with a contemporary fireplace and the other with a period fireplace. At the front of the house there is a third reception room with built-in storage cabinets and bay window. The hall has a cloakroom/wc and access to the side of the property which connects to the second staircase, as well as the kitchen. The kitchen is well equipped with white high gloss cabinets and built-in appliances. It leads to a utility room and separate laundry room, as well as to the side courtyard.

The elegant staircase leads up to the first and second floor landings. The first floor has a master bedroom suite at the rear, a large double bedroom with luxury bathroom and dressing room. There are two further double bedrooms and a family bathroom/wc. There is also access from the first floor landing to the rear staircase connecting to the kitchen below.

To the second floor, the landing leads to four further double bedrooms, all with pleasant aspects and views over the gardens. One of the bedrooms has an en-suite shower room, the remainder having access to the second family bathroom.

The house has gas radiator central heating, modern interior design, deep skirting boards, panelled doors and a great deal of style and quality.

There is a large south facing lawned garden at the rear with patio terrace, tall mature trees and shrubs. We strongly recommend viewing of this highly impressive home.

The property comprises:

Access is to the front of the house with an entrance portico leading through to the vestibule.

VESTIBULE

With tiled flooring, doormat well, rush matting, high ceiling, picture rail and corning.

CLOAKROOM/WC

Comprising close coupled wc, wall hung wash hand basin with drawer units beneath, tiling, contemporary heated chrome towel rail, stained and leaded glass window and cloak pegs.

RECEPTION HALL

Enjoying great natural light from the skylight into the roof space, two central heating radiators, contemporary wall lighting, access to the first and second floor landings and door to store cupboard with shelving.

From the reception hall four doors lead off to principal accommodation.

DIINING ROOM (front facing)

19'4 into the bay x 13'2 to the chimney breast (5.91m x 4.01m)

With fabulous bay window overlooking the garden, period fireplace surround with inset tiling and open grate, fitted bookcase and storage shelving to each side of the chimney breast, corning to the ceiling, single panelled radiator and dimmer switch light controls.

DRAWING ROOM (rear facing)

20'3 x 17'4 (6.19m x 5.29m) plus the bay window

A beautiful room with high ceiling and corning, fabulous views over the gardens, stripped wood flooring, pillared fireplace surround with tiled hearth, deep skirting boards, contrasting wallpaper and emulsion decoration and three double panelled radiators.

FAMILY ROOM (rear facing)

19'0 x 17'1 (5.8m x 5.27m)

With bay window and double doors leading onto the terrace and gardens, three double panelled radiators, contemporary Gazco inset fireplace with running flame, wiring for a plasma screen TV and cornice detailing.

A door connects to the side of the property and the old passageway which is now open through to the kitchen.

KITCHEN & BREAKFASTING ROOM (front & side facing)

25'3 x 15'6 (7.70m x 4.72m)

Superbly equipped with a range of high gloss white fronted base, wall and drawer cabinets with black granite worktop surfaces and lime green splashbacks. The central island unit has contrasting wenge wood cabinets, drawer units and a wine chiller, as well as a breakfasting bar with stools.



Built-in appliances include a Belfast sink with instant domestic hot water tap, a Rangemaster cooking range with two ovens, five gas hobs, a griddle and extractor hood above, a Bosch microwave, a De Dietrich dishwasher and a Bosch refrigerator and freezer.



The kitchen has beautiful pelmet lighting, a contemporary wall hung radiator, spotlighting, marble tiled flooring, underfloor heating and a log burning effect stove. Leading from the kitchen are two useful understairs storage cupboards.

A door leads from the kitchen and connects to the side entrance and utility room.

LAUNDRY ROOM (side facing)

9'4 x 10'3 (2.85m x 3.13m)

With stainless steel single drainer sink unit, fitted base and wall storage cupboards, granite style worktops, door to side courtyard, space for a fridge/freezer, underfloor heating and double panelled radiator.

UTILITY ROOM

With white fronted base and wall cupboards with wood worktops, Belfast sink, Worcester Bosch wall mounted gas central heating boiler, high capacity quick recovery hot water cylinder, side window aspect, double panelled radiator and rear door leading to the outbuildings and garage.

Returning to the main entrance hall, the elegant staircase with its beautiful mahogany handrails, painted spindles and newel post leads up to the first floor landing.

FIRST FLOOR LANDING

With burglar alarm control panels and five doors leading off to principal accommodation:

MASTER BEDROOM (rear facing)

20'2 x 17'6 into the chimney breast recess (6.15m x 5.34m)

A super large bedroom which has two double glazed timber sash windows with plantation shutters enjoying a southerly aspect. The bedroom has been superbly appointed with moulded recesses, attractive reading lights, high ceiling with cornicing, wiring for a plasma screen TV and central heating radiator.

EN-SUITE BATHROOM/WC

Luxuriously appointed with his and hers vanity wash basins with storage drawers beneath and mirrors above, Jacuzzi bath with side mounted taps, handheld shower unit, built-in plasma screen TV, double shower with foot massage and LED lighting, close coupled wc, two contemporary heated towel rails, underfloor heating and plantation shutters to the double glazed timber sash windows.

DRESSING ROOM

Fitted with large floor mirrored cupboard with excellent hanging rail and shelf storage space and underfloor heating.

The landing has a door connecting to the rear staircase which links to the kitchen below and has a useful linen storage cupboard.

BEDROOM TWO (front facing)

18'2 into the chimney breast recess x 15'4 (5.37m x 4.68m)

With two windows overlooking the front garden, built-in storage wardrobes to each side of the chimney breast, reading wall lights, corning, double panelled radiator and wash hand basin.

BEDROOM THREE (front & side facing)

17'5 x 13'8 (5.32m x 4.18m)

A light and bright room with three windows, corning and double panelled radiator.

BATHROOM/WC

Refurbished in recent times with roll tap bath set into a tiled surround and recess, side mounted tap and handheld shower, close coupled wc, double shower cubicle with attractive tiling, wash hand basin with storage cupboards beneath, two chrome heated towel rails, shaver socket, contemporary lighting and attractive Amtico flooring.

There is a large loft which is half boarded and has electric lighting.

The main staircase then continues to the second floor.

SECOND FLOOR LANDING

With good natural lighting from the skylight, access into the roof void for storage and five doors leading to further accommodation:

BEDROOM FOUR (rear facing)

17'9 x 15'9 (5.42m x 4.81m)

A large double bedroom with dormer window enjoying high level views over adjacent gardens, period fireplace, double panelled radiator, wash hand basin with mirror above and access into the eaves for storage.

BEDROOM FIVE (side & rear facing)

17'3 x 16'0 (5.26m x 4.88m)

A light and bright room enjoying a pleasant aspect to the south and western elevations of the house, built-in storage cupboard and double panelled radiator.

BEDROOM SIX (front & side facing)

16'1 x 12'4 (4.92m x 3.76m)

With double glazed dormer window and windows to the side giving great natural light and central heating radiator.

EN-SUITE SHOWER ROOM/WC

With pedestal wash hand basin, close coupled wc,

shower cubicle, heated towel rail, wet panelled walls and double panelled radiator.

BEDROOM SEVEN (front facing)

16'8 x 10'9 (5.08m x 3.29m)

With double glazed dormer window, central heating radiator and built-in storage cupboard.

BATHROOM/WC

With white three piece suite comprising panelled bath with handheld shower unit, close coupled wc, pedestal wash hand basin, wall mirror, single panelled radiator, attractive wall tiling and Expelair unit.

EXTERNALLY

The property has a superb corner frontage onto Elmfield Road and Westfield Drive, with pedestrian gated entrance leading into the front garden, as well as electrically operated double gates providing on-site car parking to the front of the house, with block paved courtyard and mature copper beech tree. To the side of the property there are excellent outbuildings and access to the double garage.

DOUBLE GARAGE

20'4 x 14'11 (6.19m x 4.54m)

With electrically operated up and over door, pedestrian gates and double doors at the rear leading onto the gardens. The garage has power supply and lighting, as well as excellent storage.

The outbuilding to the side courtyard includes a large garden store room with block paving and flower borders.

The rear of the property has a fabulous south facing garden which has a patio terrace with steps leading down to the south facing lawned gardens. A block paved path leads around the lawned garden to the rear terrace where there is a play area for children. The gardens also have a timber summerhouse.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold

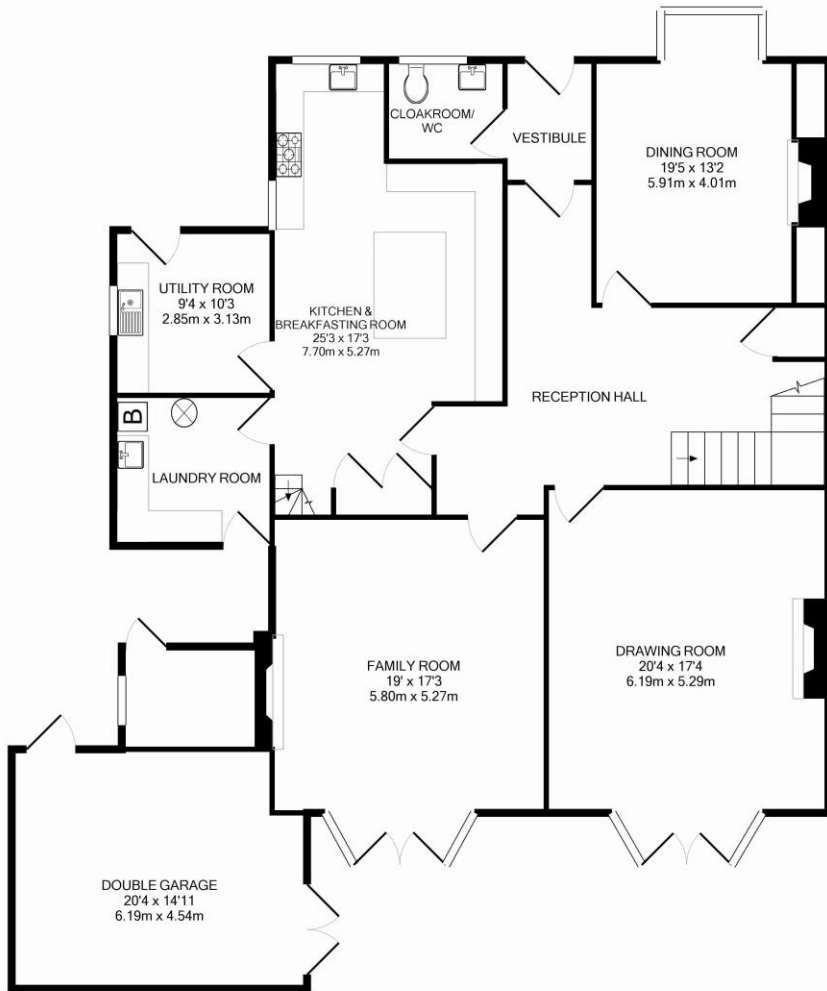
FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

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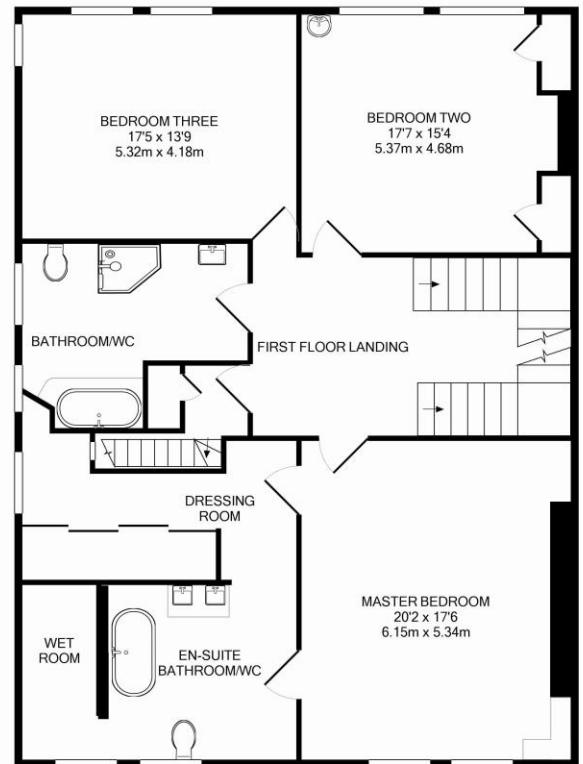
ENERGY PERFORMANCE RATING: F



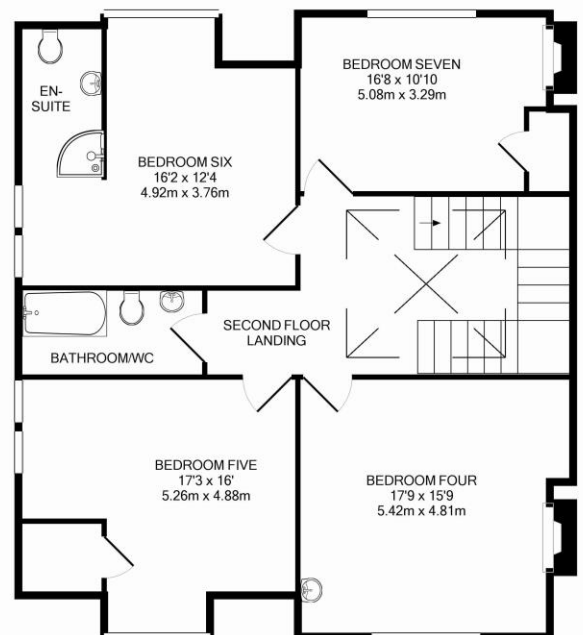
GROUND FLOOR

56 ELMFIELD ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3 4BB
TOTAL APPROX. FLOOR AREA 4822 SQ.FT. (448.0 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.
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1ST FLOOR

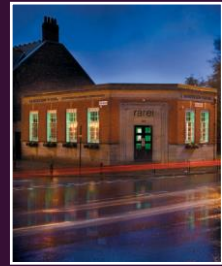


2ND FLOOR



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56 Elmfield Road
Gosforth



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Price on Application

