



KENTON AVENUE | GOSFORTH, NEWCASTLE UPON TYNE



1 KENTON AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE3 4JB

PRICE ON APPLICATION

A FABULOUS DETACHED FAMILY HOME EXTENSIVELY RENOVATED TO A VERY HIGH STANDARD

VESTIBULE | RECEPTION HALL | CLOAKROOM/WC | FORMAL LIVING ROOM | FAMILY ROOM | STUDY
KITCHEN | DAY ROOM/FAMILY LIVING AREA | LEISURE WING WITH SWIMMING POOL, WET ROOM &
SHOWER, SEPARATE WC | BOILER & UTILITY ROOM | FIVE DOUBLE BEDROOMS, TWO WITH EN-SUITE
SHOWER ROOMS | FAMILY BATHROOM

GARDENS | LARGE GARDEN STORE, CURRENTLY A GYM/FITNESS STUDIO | ELECTRIC VEHICULAR &
PEDESTRIAN GATES | COURTYARD DRIVE WITH PARKING FOR 2 – 3 CARS

rare! From Sanderson Young

SITUATION AND DESCRIPTION

1 Kenton Avenue is a fabulous detached family home located in the heart of Gosforth. The house was purchased by the current owners in 2006 and since that time it has been extensively renovated and refurbished to a very high standard. The property has had the benefit of a large double-storey extension, newly built at the rear and further improved with the single-storey replacement of the former garage to create a luxury leisure wing with swimming pool.

The front of the house has electrically operated pedestrian and vehicular access gates leading into the courtyard drive, with parking for two to three cars. The property has a wide frontage on to Kenton Avenue and lovely garden areas which are surrounded by tall trees and shrubs, giving good screening and privacy. The lawned gardens are ideal for families and there is an open patio terrace and courtyard.

The entrance vestibule leads through to a superb reception hall with oak flooring, fabulous interior design and a separate under-stairs cloakroom/wc. The main formal living room is to the front and side of the property with lovely bay window overlooking the gardens, double doors leading on to the patio and terrace and a stunning period-style, elaborately detailed fireplace surround, with log and coal burning stove.

The second reception room is a light and bright family room to front of the house, with feature bay window incorporating stained and leaded upper panes and a beautiful fireplace with exposed brick inset and coal burning-effect gas fire.

To the rear of the hall there is a useful study with views overlooking the courtyard and terrace.

The last door leading from the entrance hallway connects to the stunning kitchen which is very well-equipped and fitted with an extensive arrangement of wood base, wall and drawer cabinets, handcrafted by Martin Moore, with granite work surfaces, splashbacks and 'Siemens' built-in appliances including a five-ring gas hob, convection oven, steam oven, microwave oven, two warming drawers, dishwasher, a fridge and a freezer, as well as under-floor heating.

The kitchen leads on in turn to the extension providing a day room and an excellent family living area, with good natural light and patio doors on to the courtyard and a large garden store, currently used as a gymnasium and fitness studio. This is a great addition to the house and was completely rebuilt circa 2013 with a double storey addition to the rear of the property and the rebuilding of the former garage to provide a fantastic swimming pool.

The swimming pool provides a very good and useful leisure facility with an electrically controlled thermal pool cover (Agent's note: the owners of the property reassure us that the pool has been





constructed to a high thermal standard and indications on running costs are circa £2000 per annum). It has its own wet room and shower and separate wc, as well as boiler and utility room which lead off this area.

The elegant staircase leads to the first floor landing with loft access and doors leading off to the bedroom accommodation. The master bedroom suite has good views over the gardens, a vaulted ceiling and access to its own en-suite shower room/wc.

There are four further double bedrooms, one with an en-suite shower room with under-floor heating, as well as a luxuriously appointed family bathroom/wc with large bath, separate double shower unit, vanity wash basin set into stone surround and under-floor heating. Many of the bedrooms have fitted wardrobes and built-in cupboards.

The roof to the property is significant, with a tall pitch, and could provide further bedroom accommodation if needed, subject to planning and building consent.

The property has double glazing, modern gas central heating with period radiators, lovely lighting throughout and superb interior design and decoration.

1 Kenton Avenue is a fine house in a good area of Gosforth and it is immediately accessible to the Town Moor with its leisure amenities, as well as local schools and the High Street in Gosforth with its shops, banks and offices.

A good opportunity to acquire a beautiful family home, for which viewing is strongly recommended.

SERVICES

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

TENURE

Freehold

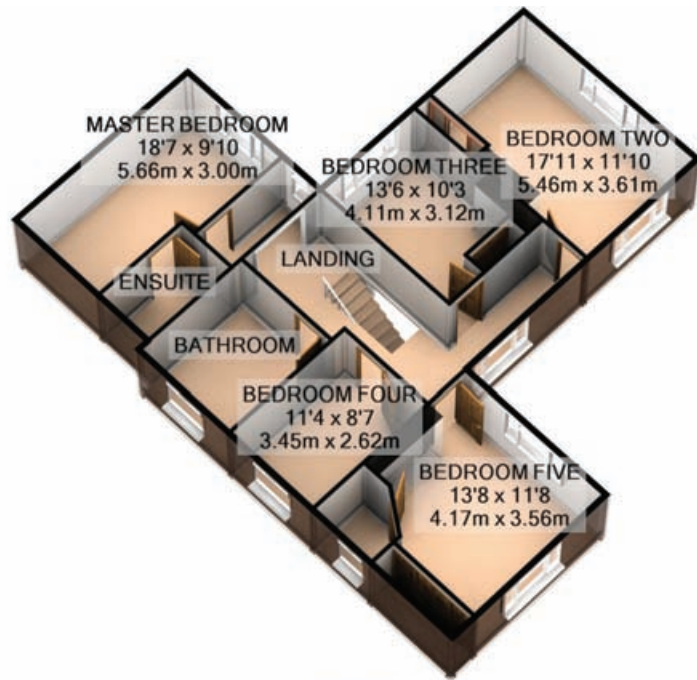
COUNCIL TAX

Please see website: www.voa.gov.uk

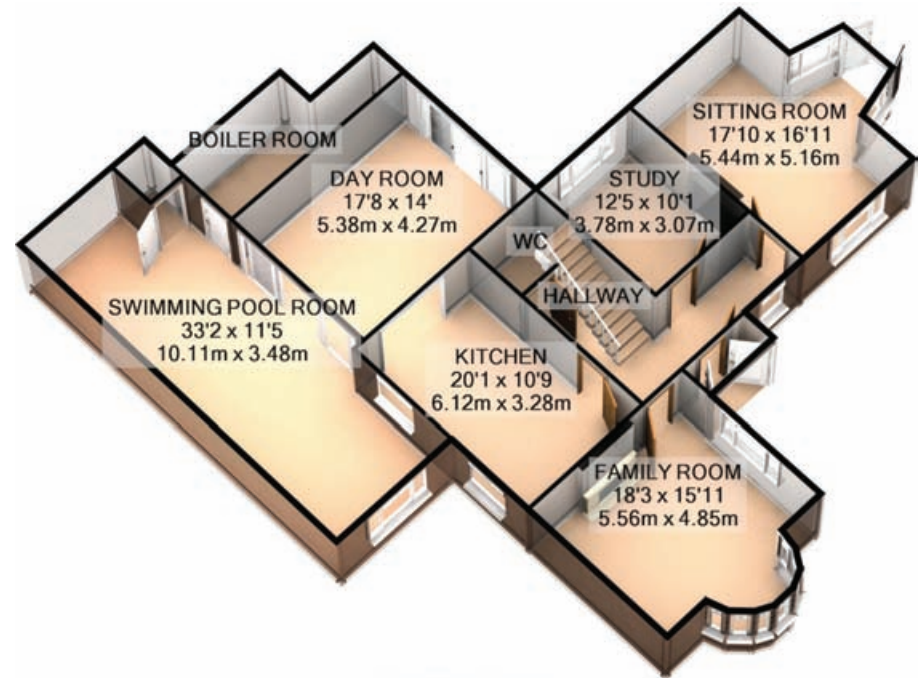
ENERGY PERFORMANCE RATING

Grade: C





1ST FLOOR
 APPROX. FLOOR
 AREA 1173 SQ.FT.
 (109.0 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 1772 SQ.FT.
 (164.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2945 SQ.FT. (273.6 SQ.M.)





rare! From Sanderson Young

All confidential enquiries to: rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX

E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk | T: 0191 2233500 | F: 0191 2233505 | www.sandersonyoung.co.uk