



32 Princes Road

Brunton Park, Gosforth





32 Princes Road, Brunton Park, Gosforth, Newcastle upon Tyne NE3 5AL

Guide Price £399,950

A rare opportunity to purchase this spacious 1950's four bedroom detached home, occupying a lovely corner garden site within the much sought after residential area of Brunton Park. The property enjoys gardens to three elevations which offer a good degree of privacy, driveway parking and single integral garage. The property is ideally positioned for easy access to local shops and amenities on Princes Road as well as regular transport links to Gosforth High Street with its wide variety of shops, cafes, bars/restaurants, and Newcastle city centre as well as excellent local schooling for all ages.

Entrance hall with wood flooring and stairs to the first floor | Lounge with bay window to the front and attractive feature fireplace with electric living flame fire | Dining room with bay window to the side elevation and feature fireplace with electric fire | Modern fitted kitchen with free standing appliances which include; gas cooker with concealed extractor hood , dishwasher and fridge | Generous utility room with access door to the garage and external door to the garden | Ground floor Wc | Access to a third versatile ground floor reception room which enjoys picture windows over the gardens | The first floor landing splits to give access to the right a further landing with built in storage and bedroom four. A double bedroom with window to the front | To the left - Master bedroom which has bay window overlooking the front and fitted wardrobes to one wall | Second double bedroom | Good sized third bedroom | Family Bathroom/wc including over bath shower | Externally - A block paved driveway provides parking to the front and leads to a single garage with electric roller door | Lawned gardens to the side and rear enjoy a good deal of privacy via mature hedging.

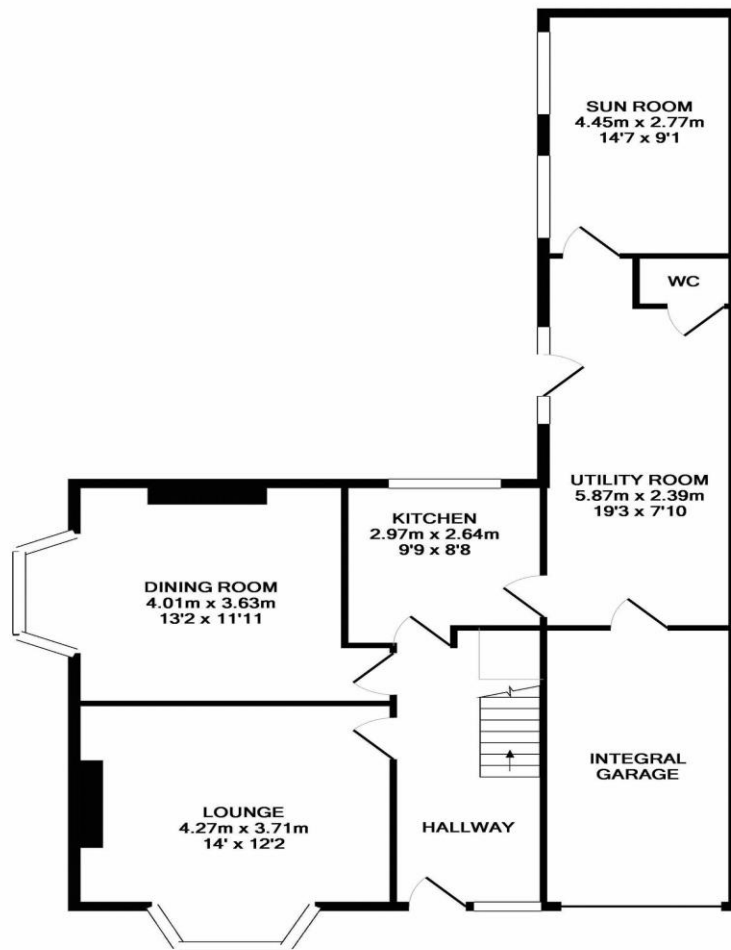
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E
Energy Performance Certificate: Rating D



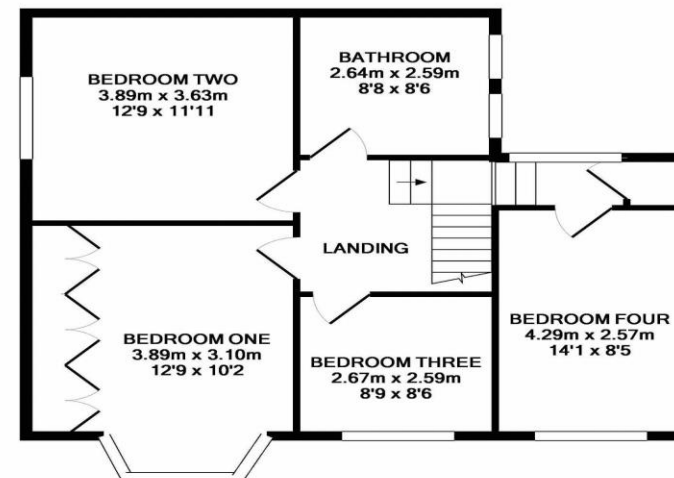








GROUND FLOOR
APPROX. FLOOR
AREA 91.8 SQ.M.
(988 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.0 SQ.M.
(678 SQ.FT.)

TOTAL APPROX. FLOOR AREA 154.8 SQ.M. (1666 SQ.FT.)

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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All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

