



11 Briardene Crescent

Gosforth





11 Briardene Crescent, Gosforth, Newcastle upon Tyne NE3 4RX

Offers Over £385,000

An impressive and stylish four bedroom semi detached house, with attractive westerly facing rear garden, double width driveway and integral single garage. The superb extended family home is beautifully presented throughout, and is finished to an exceptional standard, with a magnificent open plan kitchen and living/dining space opening to the garden, LED lighting and oak internal doors and an oak and glass balustrade to the staircase.

Reception hallway | Sitting room with bay window and inset living flame fire | Fabulous 21ft contemporary living space incorporating a fitted kitchen | Living area with French doors to the rear garden | Fitted kitchen with central island/breakfast bar, granite worktops, and integrated appliances | Utility room | Ground floor wc | First floor | Master bedroom with bay window and fitted sliding door wardrobes | Shower room/wc | Family bathroom with double ended bath and separate shower | Lawned gardens | Double width driveway | Single garage.

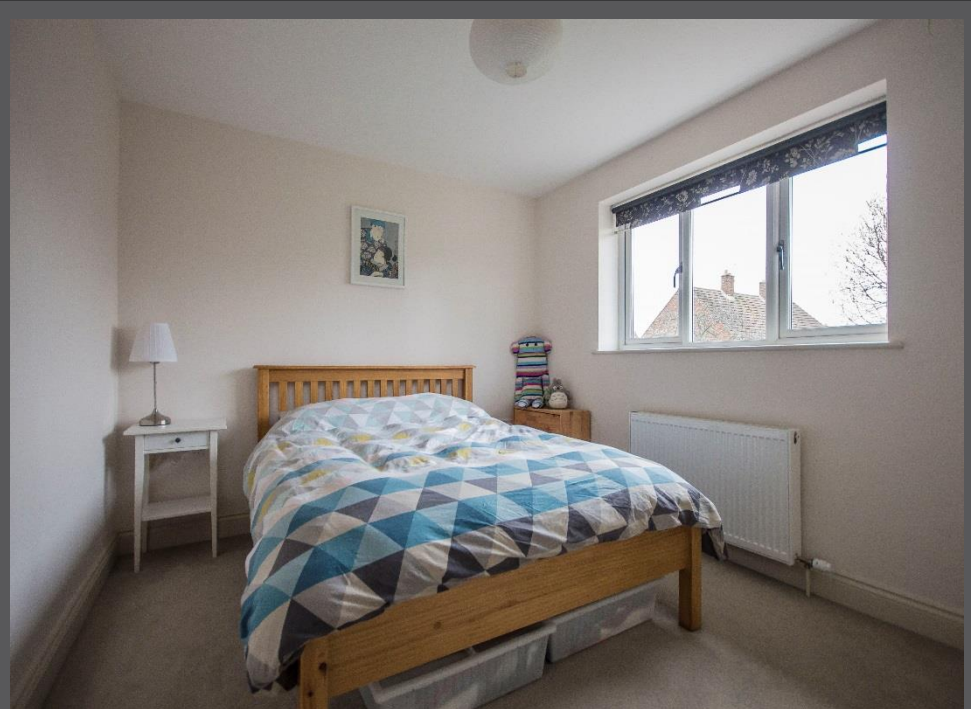
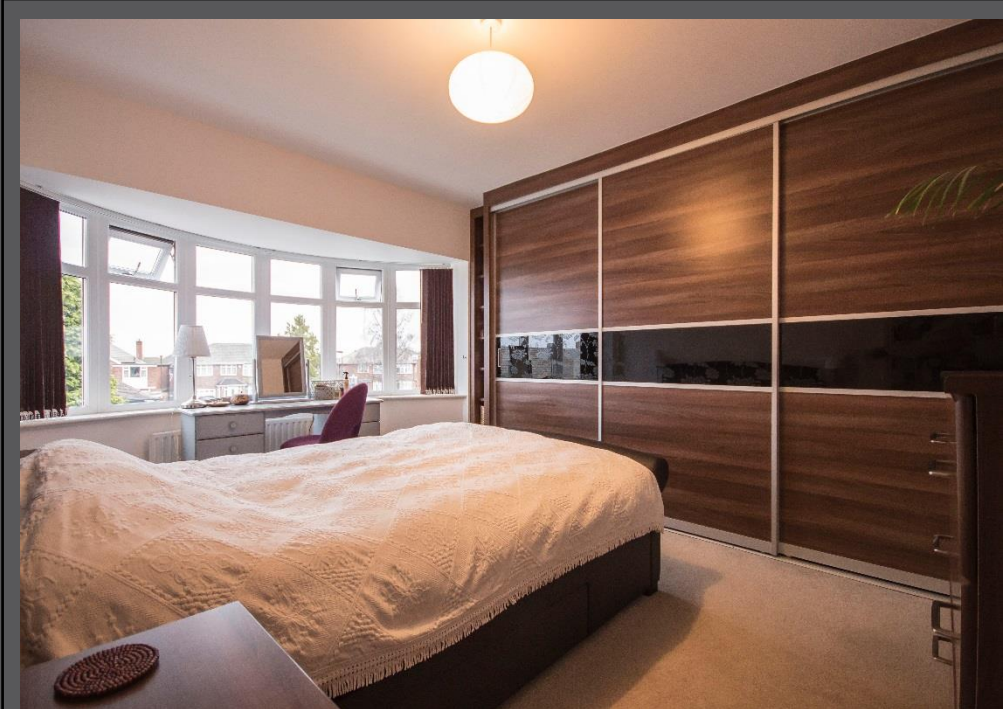
The property is ideally placed for easy access to Gosforth High Street, with its wide variety of shops, cafes, and bar/restaurants, the Town Moor, excellent local schools and for regular public transport links to Newcastle city centre. A viewing is essential to appreciate the quality and finish of this impressive family home.

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



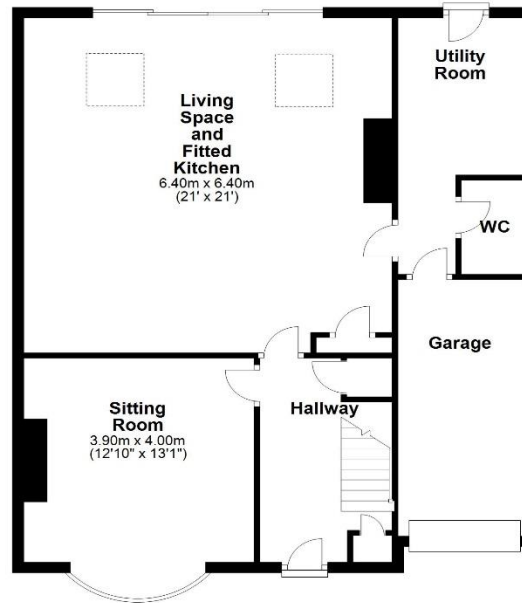






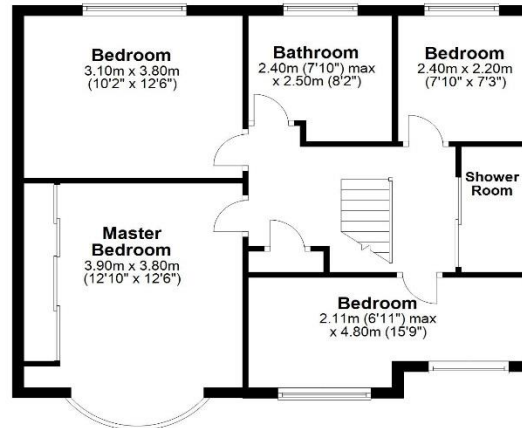
Ground Floor

Approx. 89.7 sq. metres (965.5 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 150.5 sq. metres (1619.4 sq. feet)

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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

