



rare!

From Sanderson Young





7 Adeline Gardens, Gosforth, Newcastle upon Tyne NE3 4JQ

Guide Price £850,000

Impressive 1930's Semi-Detached Family Home with Sitting Room, Extended & Stylish Open Plan Kitchen/Diner & Family Living Space, Delightful and very sunny West Facing Lawned Rear Gardens, Ground Floor Study, Utility Room & Off Street Parking! This immaculately presented family property is situated on the highly sought after west facing side of Adeline Gardens, Gosforth. Adeline Gardens, which is placed between Montagu Avenue and Kenton Avenue, is ideally placed to provide excellent access into central Gosforth with its shops, cafes and amenities whilst also being only a short walk to Newcastle's Town Moor and indeed Newcastle City Centre. The property is also located close to outstanding local schooling and transport links providing excellent links throughout the region.

The internal accommodation comprises: vestibule; reception entrance hall with $\frac{3}{4}$ height wood panelling and return staircase to the first floor and access to ground floor WC; sitting room with walk-in bay window and modern feature fireplace. To the rear of the property is a wonderful and impressive, full width open plan kitchen/diner and family living area which has been significantly extended and offers wonderful views over the rear gardens. The kitchen area offers a generous space with fitted wooden cabinetry with wooden work-surfaces, integrated appliances with central island, breakfast bar and French doors leading to the rear gardens. The family area with exposed brick walls offers a west facing walk-in bay window and working open fire. To the side of the kitchen, a door leads on to the hallway at the side of the house which has its own independent access from the outside of the property. This hallway connects to a separate WC as well as a large utility and laundry room, which accommodates the gas boiler, as well as the converted garage space which now provides a snug/study/working office, ideal for any professional wishing to work from home. From the entrance hall, the stairs lead up to the first floor of the property which has been significantly extended above the garage and leads to four large well-proportioned double bedrooms.

The principle bedroom is placed at the rear of the property and is beautifully equipped with fitted wardrobes and has its own luxury en-suite bathroom/wc with separate shower. There is also a guest double bedroom to the rear with its own en-suite shower room and the remaining two double bedrooms have access to a beautifully appointed family bathroom/wc with a separate shower. The roof space to the property can be accessed from the first-floor landing and shows excellent potential to provide a further fifth bedroom should one be required. Externally, the property offers a mature lawned front garden with a block paved driveway offering off-street parking for two vehicles and walled and fenced boundaries. To the rear, a delightful mature garden with a superb terrace and patio, ideal for enjoying the summer months and leads to the lawned garden with its well-stocked flower and shrub borders as well as mature trees. To the very rear of the garden there is a large timber constructed hobby room, ideal as a den or working office, or as it is currently used a 'games room/bar'.

Well-presented throughout, this superb property has the benefit of a fully refurbished interior with beautiful interior designs, superb, panelled doors with light woodwork and a newly fitted gas central heating system with a pressurised hot water tank. Early viewings are strongly recommended to fully appreciate the quality of accommodation on offer!

Services: mains electricity, gas, water & drainage | Tenure: freehold | Council Tax: Band F | EPC Rating: C

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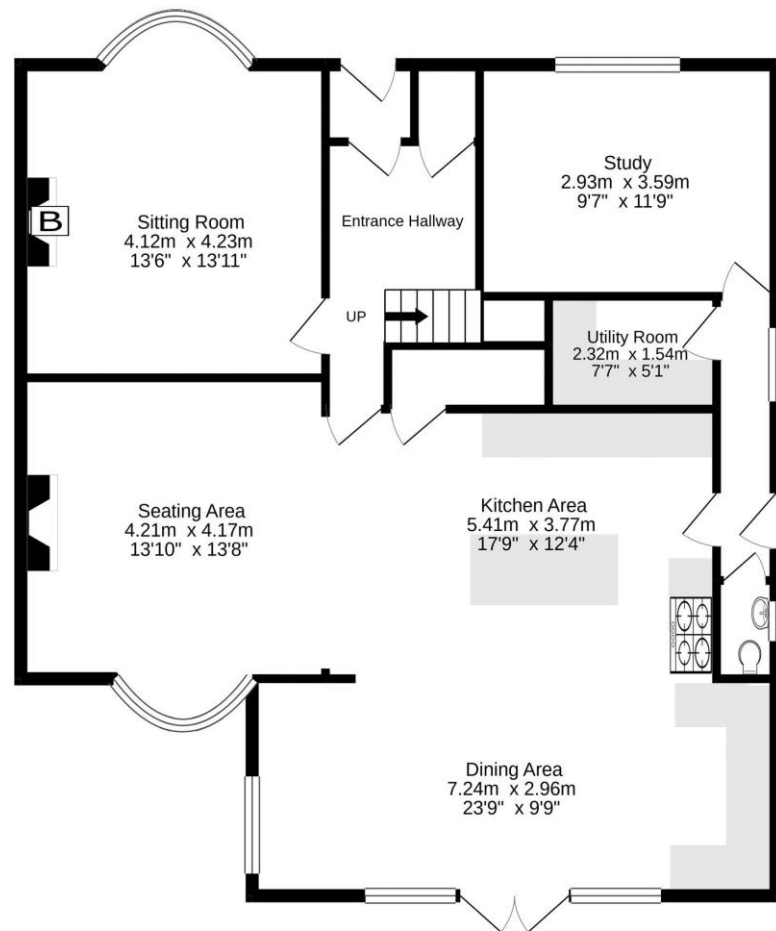




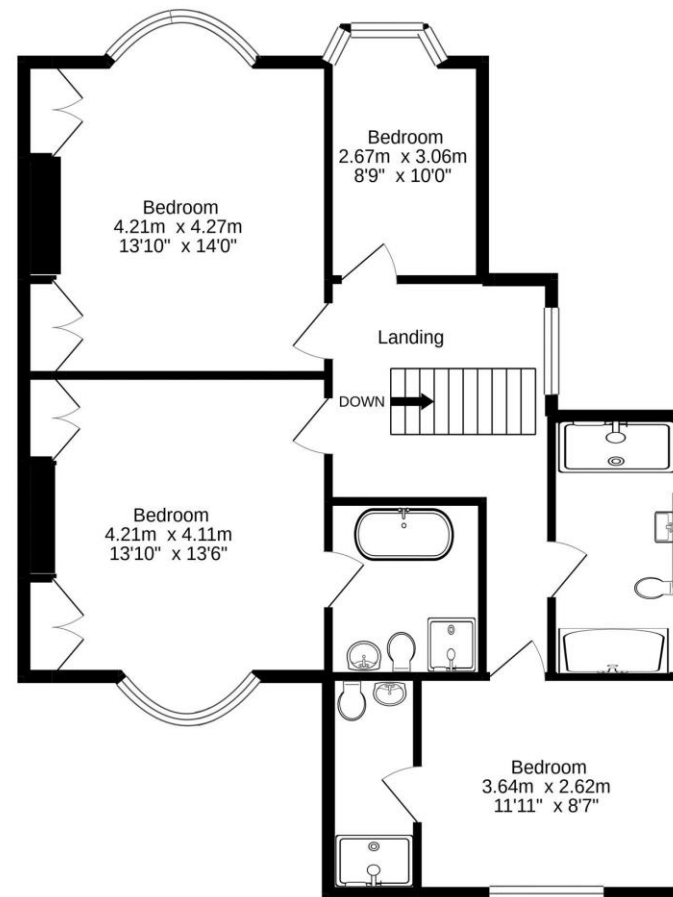




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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