



**rare!** From Sanderson Young



**Moorlands Lodge**  
Parker Avenue, Gosforth







## Moorlands Lodge, Parker Avenue, Gosforth, Newcastle upon Tyne NE3 4BE

Offers Over £875,000

Detached, Extended & Elegant Victorian Lodge with Incredible Open Plan Kitchen/Diner & Living Space, Lounge, Three Double Bedrooms, Re-Fitted Bathroom, Off Street Parking & Delightful Landscaped Gardens!

Moorlands Lodge is a stylish and well presented, detached double fronted lodge that dates back to the 19th century and was constructed as part of the original Moorlands House estate. Situated on Parker Avenue, just off from Elmfield Road and Beechfield Road, the property is perfectly placed within the very heart of Gosforth's Conservation Area and is ideally located to provide excellent access to the shops, cafes, restaurants and amenities of Gosforth High Street. Moorlands Lodge is also located close to the pleasant Elgy Green and also the shops of Ashburton Village. The property, which was purchased by the current owners in 2014, has undergone a series of extensions and modernisations and now offers one of the most stylish, detached ground floor living homes within central Gosforth and is extremely rare to the market. The internal accommodation comprises:

Entrance hall with vaulted ceiling and wood flooring | Sitting room, which is very well appointed, with dual aspect and working shutters | Principal bedroom with walk-in wardrobe and en-suite shower room with WC | Bedroom two, which is a comfortable double | Contemporary, re-fitted bathroom with four piece suite including a stylish, free-standing bath and walk-in shower | Bedroom three, which has been extended, is placed to the rear of the hallway and is another double room | Utility room with store cupboard and door to the rear courtyard | The rear of the property has been completely re-modelled and extended and offers a rear hallway with tall picture window overlooking the rear courtyard and gardens | The most impressive space is located to the rear of the property where there is a wonderful, modern extended kitchen/diner and entertaining space with vaulted ceiling, several glazed rooflights, wood burning stove and bespoke, modern units with integrated appliances, granite worktops and central island with large sliding doors overlooking and opening onto the private terrace and gardens. Externally, the modern extension is constructed with blackened timber cladding and a zinc roof.

Externally, the property benefits from a gravelled driveway which is situated to the front with off street parking for two vehicles with box hedging, paved walkways and fenced, walled and wrought iron boundaries. The delightful rear garden is generous in size and is part walled with a raised lawn with hedged and fenced boundaries with raised beds, paved seating and entertaining areas and access to the rear store area which offers gated access to Parker Avenue. Immaculately presented throughout, this is an extremely rare opportunity to purchase one of the finest, single storey homes within central Gosforth and internal inspections are strongly advised to fully appreciate the quality of accommodation on offer.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: D | EPC Rating: D





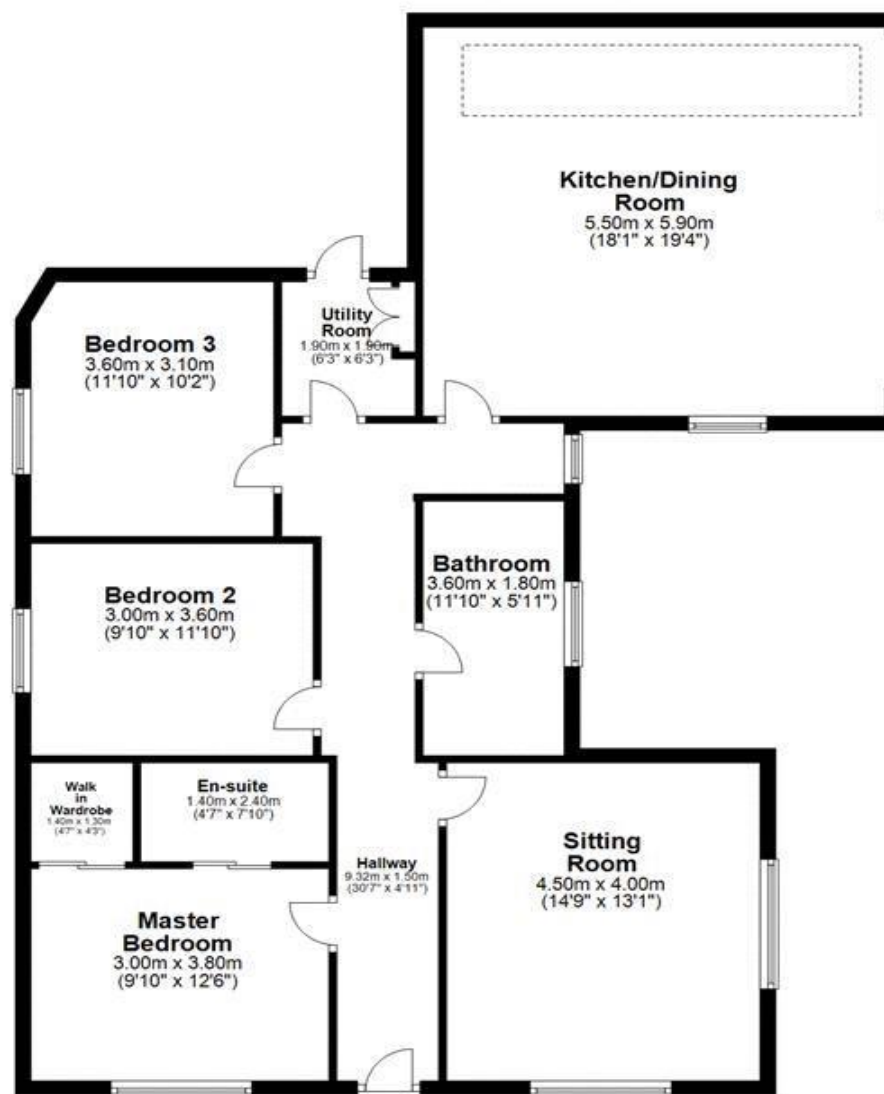






## Ground Floor

Approx. 117.4 sq. metres (1263.7 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)  
**MOORLANDS LODGE, NEWCASTLE UPON TYNE**





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