



rare! From Sanderson Young



22 Woolsington Park South
Woolsington



22 Woosington Park South, Woosington, Newcastle Upon Tyne NE13 8BJ

£1,600,000

Impressive & Extended Detached Family Home Situated on a Private, Secluded & Prestigious Road, Offering Two Generous Reception Rooms, Impressive Open Plan Kitchen/Diner & Family Room, Study, Five Double Bedrooms, Family Bathroom & Three En-Suites, Wonderful Landscaped Gardens, Double Garage, Off Street Parking for Several Vehicles & No Onward Chain!

Occupying a fabulous private site with beautiful landscaped gardens is this impressive, detached family residence. The property has been extensively extended, remodelled and refurbished by the current owners in recent years and now provides a very tasteful and beautifully presented house in an extremely desirable part of Woosington. The property is accessed via electrically operated, secure double entrance gates which give access to a large semi-circular block paved driveway, with plentiful courtyard parking and leads to a very impressive double plus integral garage. The property comprises :

Entrance vestibule which leads through to the central reception hall with ground floor guest WC and archway to the rear | Study/snug | Sitting room, which is generous in size, with fitted cabinetry, feature fireplace and double doors leading to the dining room/reception room two | Dining room with bespoke bar area and dual aspect with French doors to the rear garden and double doors leading to the kitchen | Impressive open plan kitchen/diner and family room with limestone flooring and French doors to garden, the kitchen area offers bespoke cabinetry, integrated appliances, 'Falcon' range cooker and 'Belfast' sink | Utility room with access to integral garage to the ground floor | The beautiful staircase links to the first-floor landing which in turn connects to four double bedrooms | The principal bedroom is generous in size with excellent living space, bespoke cabinetry and large dressing area with fitted wardrobes, walk in wardrobe with bespoke fitted cabinetry | A luxury, re-fitted en-suite bathroom with four piece suite including free standing bathtub, dual sinks and step-in shower | The first floor landing then gives access to three further double bedrooms, of which two benefit from en-suites, and a re-fitted, fully tiled family bathroom with four piece suite | The landing then gives access to a private hallway with staircase connecting to the roof space above which provides a large double bedroom with living area

The gardens that surround the property are beautifully landscaped and manicured and are well kept with mature borders and planted areas. They have extensive lighting and tall evergreen trees that give adequate screening and privacy to the house. The gardens at the rear are extensive with two ponds and a bridge leading to a summerhouse with timber deck. 22 Woosington Park South is a very tasteful property which is situated in a desirable and exclusive area. It offers good accessibility to Woosington Metro Station and excellent road links into Newcastle City Centre, Ponteland Village and is also close to excellent sports facilities including the Newcastle Falcons Rugby Club and several highly regarded golf courses. Well presented throughout and offered to the market with no onward chain, this great, detached family home demands an internal inspection to fully appreciate the size of accommodation and site on offer.

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



















rare!
From Sanderson Young



All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk