



Professional Property People

Elgy Road
Gosforth

7 Elgy Road, Gosforth, Newcastle upon Tyne, NE3 4UU

- Detached Property
- Three Reception Rooms, Downstairs/W.C
- Four Bedrooms, En Suite Shower Room
- Gas Central Heating, Double Glazing
- Gardens to front & rear
- Attached Garage

£ 795,000

We are delighted to offer to the market this stunning four bedroom detached property. The property was built in circa 1929 and has been extended and refurbished by the current owners to provide ample and flexible living accommodation. This lovely family home is situated on one of the most desirable residential areas of Central Gosforth providing easy access to Gosforth High Street with its many shops, amenities and transport links. The accommodation briefly comprises; entrance vestibule leading to the reception hall, cloakroom/w.c., drawing room, family room, dining room, fitted kitchen/breakfast room and a utility/laundry room. To the first floor; four bedrooms one of which is currently used as an en suite dressing room with its own shower room and a family bathroom. The loft space is substantial in size and shows obvious potential for conversion into further accommodation if required. Externally the accommodation benefits from a garden to the front with wrought iron double gates to a paved drive and courtyard. There is a hedge boundary with a variety of mature shrubs, attractive external lighting and an integral single garage with an electrical operated up & over. To the side of the house a gate giving access to the side passage linking down to the rear gardens.

ENTRANCE VESTIBULE

With parquet oak wood flooring, picture rail and a glazed internal door leading to the:

RECEPTION HALL

With a window, parquet wood flooring, painted wood panelling up to picture rail height, double panelled radiator and central heating timer controls.

CLOAKROOM

With understairs store cupboard, electric meter and fuse box.

SEPARATE W.C.

With white two piece suite comprising; close coupled w.c with pine wood seat, pedestal wash hand basin, half wall height tiling frieze border detailing, white and black ceramic tiling to the walls, double panelled radiator, Expelair unit and opaque double glazed window.

DRAWING ROOM 17'11 x 11'10 (5.45m x 3.62m)

With glazed double doors leading onto the terrace and patio, pine fireplace surrounds with marble inset and hearth and coal burning effect gas fire, dado rail, ceiling coving, central ceiling rose, two double panelled radiators, parquet oak wood flooring, dimmer switch lighting controls, television point, attractive cross leaded windows to the side of the property.

FAMILY ROOM 17'1 x 12'10 (5.22m x 3.91m) into bay window

A bay window to the front overlooking the gardens, a pine fireplace surround, tiled inset & hearth and an electric coal burning effect fire, two double panelled radiators, oak parquet wood flooring, ceiling coving, dimmer switch lighting controls, telephone point television point.

DINING ROOM 18'1 x 12'8 (5.51m x 3.87m)

With double glazed side window, double panelled radiator, painted wood panelling up to dado rail height, wall lighting, spotlighting to the ceiling, dimmer switch light controls, telephone point, a door leading onto the garage and a glazed leading to the:

KITCHEN/BREAKFAST ROOM 19'11 x 15'8 (6.07m x 4.77m)

A fabulous extension to the house which was built circa 1994, it has an octagonal shape and magnificent lantern roof lights set into the ceiling, window overlooking the gardens, glazed double doors onto the terrace, with a range of maple wood base and drawer store cabinets, worktops incorporating a single drainer Franke sink unit with separate waste and a mono bloc tap built- in appliances include a Diplomat dishwasher, a Bosch refrigerator and a Bosch electric double oven with an electric four ring hob

165 High Street, Gosforth, Newcastle upon Tyne NE3 1HE Tel: 0191 2847999 Fax: 0191 2849200

www.rookmatthewssayer.co.uk

17 Offices across the North-East

with extractor hood above. There are stainless steel cupboard either side of the oven, a wine rack and open shelving, ceramic tiled flooring, spotlighting to the ceiling, two double panelled radiators, wiring for speakers and Expelair unit.

UTILITY/LAUNDRY ROOM 7'4 x 9'2 (2.25m x 2.79m)

With fitted base, drawer and wall cabinets with white worktop surfaces and tiled surrounds, stainless steel single drainer sink unit, a valiant gas fired combination boiler for domestic hot water and radiator central heating, spacing for a washing machine and tumble dryer, florescent tube lighting and ceramic tiled flooring. The utility room currently accommodates a number of appliances which may be available subject to separate negotiation, including a Zanussi free standing freezer, an Indesit dishwasher and a Tricit washing machine.

FIRST FLOOR LANDING

With a feature stained and leaded glass window to the rear, picture rail, window skylights, double panelled radiator, access into the roof void with a pull-down ladder. Subject to suitable planning and building consent, this roof space may provide an adequate area for further bedroom accommodation if required. Five mahogany panelled doors lead off to first floor accommodation.

MASTER BEDROOM 10'9 x 14'3 (3.27m x 4.34m)

With double glazed window, a range of fitted wardrobes with excellent hanging rail and shelf storage space and double panelled radiator.

Double doors leading to a:

DRESSING ROOM/BEDROOM FOUR 12'10 x 15'1 (3.91m x 4.61m)

A large dressing room with three sets of double wardrobes concealing good hanging rail and shelf storage space and a

dressing table, finished in a rich cherry wood, double glazed windows and a double panelled radiator. It was previously a fourth bedroom to house and would easily revert back to bedroom if required.

EN SUITE SHOWER ROOM

Two piece suite comprising; double shower cubicle with alternating spray head, sliding glazed screen door, contemporary wash hand basin on a wood stand with fitted mirror above, tiling to walls, tiled floor and attractive spotlighting and Expelair unit.

BEDROOM TWO 17'11 x 12'0 (5.47m x 3.65m)

With two single panelled radiators, a range of wardrobes with good hanging rail and shelf storage space.

BEDROOM THREE 12'11 x 8'0 (3.93m x 2.43m)

With built in shelved airing cupboard and a single panelled radiator.

FAMILY BATHROOM/W.C.

Comprising; white bath with cherry wood panelled surround and side mounted chrome sets, vanity wash hand basin supplied by Roca with a chrome mono bloc tap, storage cupboards beneath and illuminated mirror above, close couple w.c with concealed cistern, double shower cubicle with fitted seat, alternating spray head and glazed screen, heated towel rail and radiator, ceramic tiling to the walls and floors, spotlighting, single panelled radiator and opaque double glazed window.

EXTERNALLY

To the front of the house has a lovely frontage onto Elgy Road with wrought iron double gates leading to a paved drive and courtyard. There is a hedge boundary with a variety of maturing shrubs and attractive external lighting.

To the side of the house a gate gives access to the side passageway linking down to the rear gardens.

The rear gardens are undoubtedly a major selling point of this fabulous home. The garden size is deceptively larger than its front appearance and extends for approximately 100. Plus ft. The garden is beautifully presented with a central lawned area and a fabulous terrace to the foreground of the house. The borders are very well stocked with flowers and seasonal plants, as well as maturing bushes and trees giving good screening and privacy. Either side of the lawned area two pathways lead down the garden. One leading to the gazebo with sitting area and timber constructed garden store shed, the other leading to attractive walkways, a smaller store shed, a neatly trimmed conifer hedge and a rear patio. The exterior of the property is well illuminated with a high powered halogen light and attractive lantern lights.

The terrace and patio to the foreground of the property are particularly pleasant during the summer months and lie adjacent to the drawing room and kitchen

INTEGRAL SINGLE GARAGE 19'7 x 10'5 (5.96m x 3.18m)

With electrically operated up & over door, fitted wall store cupboards, electric panel heater, fluorescent tube lighting, power supply, cold water supply and access into the house via the dining room.


R186 Ravensworth 01670 713330

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.







Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO ₂		
(92 - 100) A			(92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D	57	68	(55 - 68) D		62
(39 - 54) E			(39 - 54) E	51	
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - High CO ₂		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 