



Elgy Road,
Gosforth

FINE LIVING

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

- Stunning refurbished semi detached property
- Four/five bedrooms
- Three reception rooms
- Double glazing, gas central heating
- Front & rear gardens
- Tandem garage

OIRO £595,000

We are delighted to offer to the market this stunning four/five bedroom semi detached property. The property was built in circa 1953 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 porch, reception hall with solid oak flooring, sitting room with a stone fireplace, dining room with French doors to the garden, study which could be used as a fifth bedroom, kitchen/family room which boasts tremendous style and character and has been individually designed and extended, the result of which provides a wonderful centre piece to this home. A well fitted utility and ground floor w.c. To the first floor there is a master bedroom with en suite shower room, two further bedrooms and a family bathroom. The second floor comprises of a fourth bedroom, study area and a shower room.

Externally there are gardens to the front and rear and an attached garage.

Additional benefits to the property include an alarm system, double glazing, gas central heating and integral appliances.

ENTRANCE PORCH

With part glazed entrance door, courtesy light, door to:

RECEPTION HALL

With coving to ceiling, staircase to first floor with spindle banister, understairs area, built in cupboards, solid oak flooring, double radiator, double glazed door to the rear.

SITTING ROOM

16'0 plus bay x 12'5 into alcove (4.88m x 3.78m)
With double glazed bay window to the front, stone fireplace with living flame effect gas fire, coving to ceiling, radiator, partial glazed doors to:

DINING ROOM

16'0 plus bay x 12'5 into alcove (4.88m x 3.78m)
With double glazed bay window to the rear, coving to ceiling, double glazed French door to the garden, double radiator.

STUDY

10'4 x 8'4 plus recess (3.15m x 2.54m)
With double glazed window to the side, radiator.

KITCHEN/FAMILY ROOM

26'8 x 12'4 (8.13m x 3.76m)
Fitted with a range of wall & base units incorporating granite work surfaces and splash back, wall mounted electric heater, one and a half ceramic bowl sink unit, extractor hood, gas cooker point, space for automatic dishwasher, integral fridge freezer, electric underfloor heating, partial ceramic tiled floor, partial solid oak flooring, double glazed French doors to the garden, double glazed windows to the rear.

UTILITY

7'11 x 7'10 (2.41m x 2.39m)

With wall & base units, sink unit, double glazed windows to the front, space for automatic washing machine, vent for tumble dryer, extractor fan, tiled splash backs, tiled floor.

W.C.

With double glazed window to the front, low level w.c, pedestal wash hand basin, tiled floor, radiator.

HALF LANDING

With double glazed window to the rear.

FIRST FLOOR LANDING

With radiator, staircase to second floor with spindle banister.

BEDROOM ONE

16'9 into recess x 12'5 into alcove (5.11m x 3.78m)

With double glazed window to the front, coving to ceiling, double radiator.

EN SUITE SHOWER ROOM

Fitted with a four piece suite comprising; twin wash hand basins, set in vanity unit, step in double shower cubicle with shower over, low level w.c, Travertine flooring, heated towel rail, double glazed window to the front, extractor fan.

BEDROOM TWO

12'10 into bay x 12'4 (3.91m x 3.76m)

With double glazed bay window to the rear, double radiator.

BEDROOM THREE

10'7 into recess x 8'5 (3.22m x 2.57m)

With double glazed window, radiator.

FAMILY BATHROOM

Fitted with a white four piece suite comprising; panelled bath, pedestal wash hand basin, step in double shower cubicle with shower, over, low level w.c, part tiled walls, halogen down lights, heated towel rail, double glazed frosted windows to the side.

SECOND FLOOR LANDING

With double glazed dormer window to the rear, sky light, built in cupboard.

BEDROOM FOUR

13'0 with sloping ceiling x 12'4 (3.96m x 3.76m)

With velux windows, skylight, built in cupboards, double radiator.

SHOWER ROOM

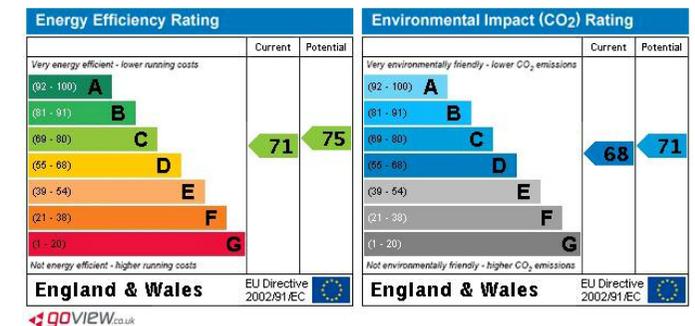
With low level w.c, pedestal wash hand basin, velux window, extractor fan, tiled splash back, double radiator, step in shower cubicle with electric shower over, built in cupboards, double glazed window to the side.

EXTERNALLY

The front garden is laid mainly to lawn with flower, tree & shrub borders, driveway. The garden to the rear is laid mainly to lawn with decked patio area, flower, tree & shrub borders.

TANDEM GARAGE

With double timber doors, light and power points.



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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.





