



# 20 Sheldon Grove

Gosforth



SANDERSON  
YOUNG









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Detached Family Home Boasting an Impressive Sitting Room, Open Plan Kitchen/Dining Room, Ground Floor Bedroom/Snug, Study, Four First Floor Bedrooms, Family Bathroom plus Two En-Suites, Integral Garage with Off Street Parking & Delightful South Facing Rear Gardens!

This great, detached family home is ideally positioned on the desirable Sheldon Grove, Gosforth. Sheldon Grove, which is a private cul-de-sac of executive homes, is accessed off from the prestigious Montagu Avenue in Gosforth.

The property is also situated only a short walk from Gosforth High Street with its shops, cafes and amenities whilst also being placed next to Newcastle's Town Moor offering direct access to wonderful open green spaces and lovely walks into Newcastle City Centre and Jesmond. Outstanding state and independent schooling is also located only a short walk away.

Price Guide:

Offers Over £775,000







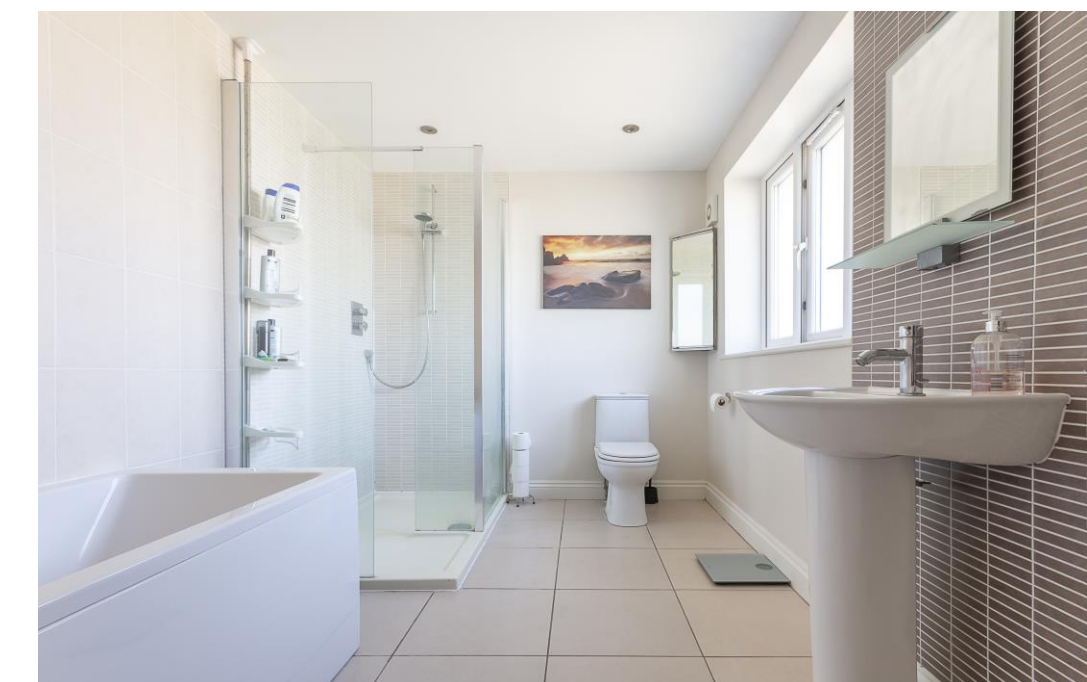
The property itself is one of only five homes fortunate enough to enjoy the larger south facing plots backing onto Nuns Moor and offers uninterrupted views over Newcastle's Town Moor.

Offering over 2,800 Sq ft, the internal accommodation comprises: Entrance porch | Entrance hall with store cupboard, stairs to the first floor and ground floor guest WC | Open plan kitchen/diner with access to a conservatory with a wood burning stove and sliding doors leading to the gardens | Utility room with door leading to the integral garage | Impressive lounge/sitting room which measures 26ft with vaulted ceiling and French doors leading to the rear terrace and gardens | Study | Snug/ground floor bedroom with ensuite which is ideal for those with visiting relatives.

The stairs then lead to the first floor landing and give access to four bedrooms | Bedroom one enjoys an en-suite and lovely open aspect views over the moor | Bedrooms two and three also offer open aspect views | Bedroom four also offers an en-suite shower room | Family bathroom with four piece suite.



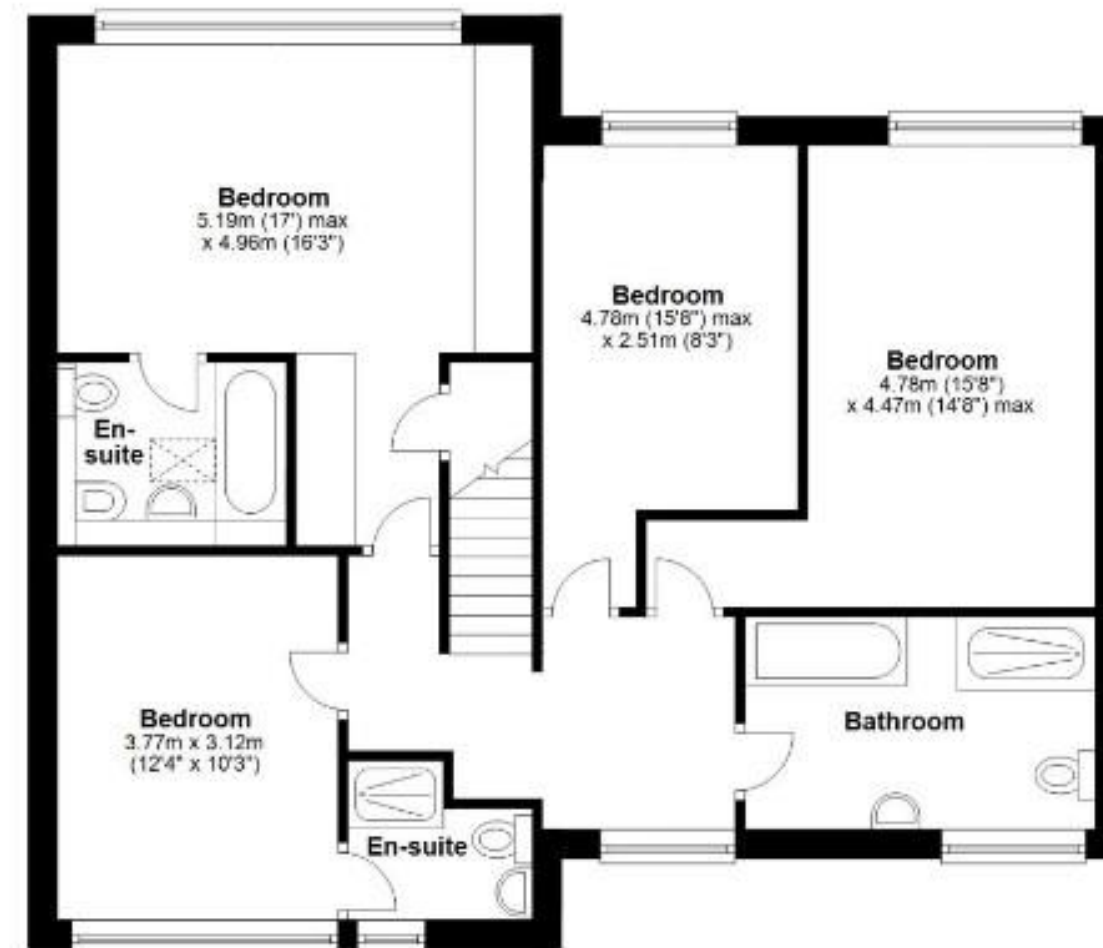
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Total area: approx. 268.5 sq. metres (2889.7 sq. feet)



Externally, the property offers a low maintenance front garden with a block paved driveway offering off street parking for three vehicles with access to the garage with up and over door and gated access to the side | The beautiful and mature rear gardens are one of the greatest offerings of this lovely home, they face south and enjoy stunning lawned areas with planted borders and paved patio seating and entertaining areas.

Double glazed throughout, with gas 'Combi' central heating, this great detached family home simply demands an early inspection and viewings are highly advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D



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