



# 8 Woodbine Road

Gosforth



SANDERSON  
YOUNG





## 8 Woodbine Road Gosforth, NE3 1DD

Stylish Victorian Terraced Home Situated within The Heart of Gosforth's Conservation Area & Boasting Two Great Reception Rooms, Generous Refitted Kitchen/Breakfast Room, Four Bedrooms, Contemporary Refitted Family Bathroom, Ground Floor WC, Landscaped South Facing Front Garden & Enclosed Rear Courtyard Garden with Garage/Store!

This beautifully presented Victorian terraced home has been recently refurbished by the current owners and is ideally situated on the desirable Woodbine Road, Gosforth. Woodbine Road, which is perfectly placed within the heart of Gosforth, provides immediate access to Gosforth High Street with its shops, cafes and amenities and is also placed close to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

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### Price Guide:

Offers Over £495,000

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It's not what we have in life  
but who we have in our life that matters

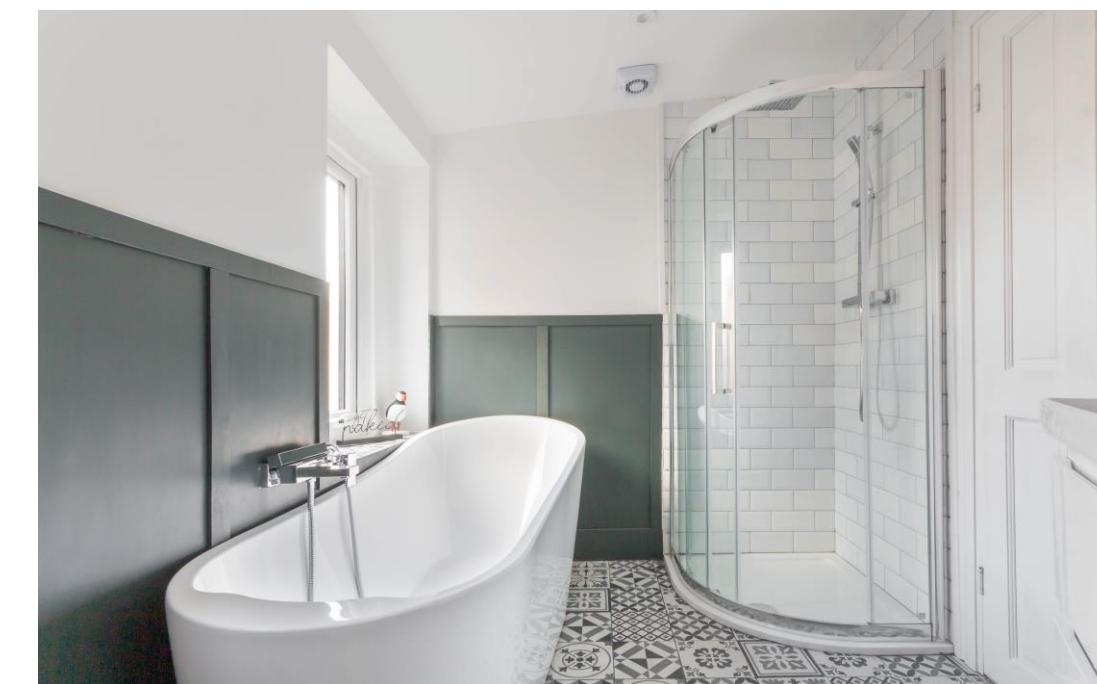


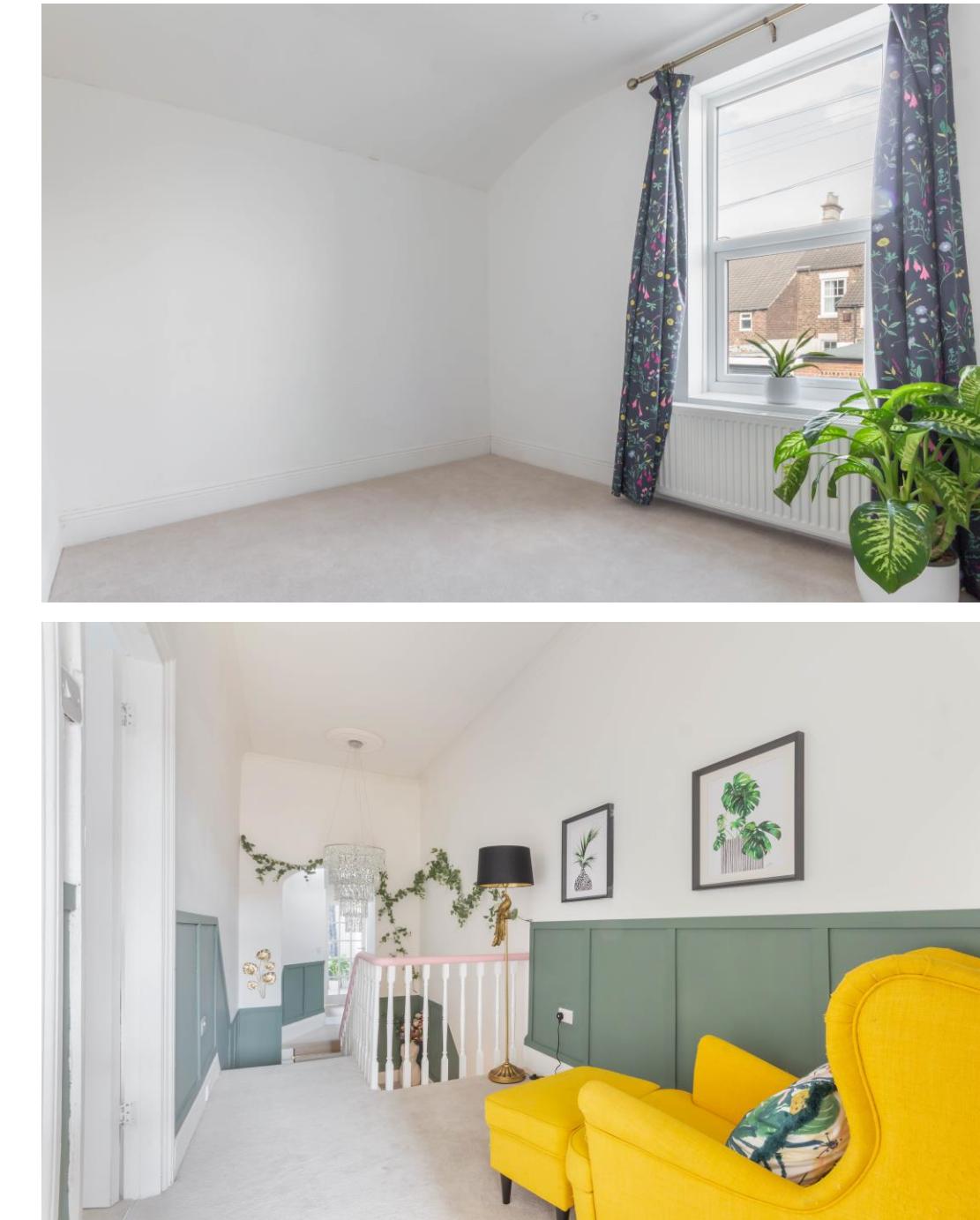
Boasting close to 1,600 sq.ft of internal living space, the internal accommodation briefly comprises: Lobby | Entrance hall with solid wood Parquet herringbone flooring, stairs to the first floor and ground floor guest WC | Lounge with stone fireplace, bespoke fitted storage to the alcoves and original ornate coving | Dining/family room, again with storage to the alcoves and window overlooking the rear courtyard | Impressive refitted kitchen/diner which encompasses the full off shoot with stone worktops, modern fitted cabinetry, range cooker and doors leading to both the rear courtyard and garage.

The stairs then lead to the generous first floor landing and then onto four bedrooms, of which three are comfortable doubles | Bedroom one is positioned to the front with fitted wardrobes and south facing window | Bedroom two is located to the rear with window overlooking the rear | Bedroom three is placed to the very rear and is another double | Bedroom four/study | Stylish, refitted family bathroom with free standing bathtub and step in shower.



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Externally, the property benefits from a lovely landscaped and lawned front garden, with rendered walled boundaries and a wrought iron entrance gate with paved walkway and well stocked borders. To the rear is a delightful, walled courtyard which is mainly laid partly to artificial lawn with paved seating areas and access to the garage/store with door leading to the rear service lane.

Well-presented throughout, with double glazed windows and a new gas 'Combi' central heating boiler, this fantastic period family home manages to blend period charm with modern detail and simply demands an early inspection to fully appreciate the quality of accommodation on offer in this fantastic central location!

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

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