



# 14 Elmfield Gardens

Gosforth



## 14 Elmfield Gardens, Gosforth, NE3 4XB

Wonderful Extended Semi-Detached Family Home Situated within the Desirable Ashburton Village, Offering Two Beautiful Reception Rooms, Kitchen/Diner, Four Bedrooms, Two Bathrooms, South Facing Lawned Rear Gardens & Period Charm!

Elmfield Gardens is an extended four bedroom semi-detached home, ideally positioned within walking distance of Elgy Green, Ashburton Village and Gosforth High Street offering an abundance of shops, cafes and restaurants. The property retains a wealth of original character and charm.

Upon entering, you are welcomed into the hallway with a beautiful double glazed stained glass window, setting the tone for the home's period features. The ground floor offers a convenient downstairs WC, and a well appointed kitchen fitted with ample wall and base units, integrated appliances, Velux windows with spotlights in the beams and a window overlooking the rear garden. There is a door providing side access to the garden, as well as double internal doors opening into the dining and living areas. The living room is particularly impressive, featuring a box bay window, an original central fireplace and exposed wooden floorboards. The dining area offers generous space for entertaining, with alcove shelving, high ceilings and an elegant ceiling rose.





To the first floor, there are three well proportioned bedrooms and a family bathroom, which is fitted with a four piece suite.

The top floor extension provides a spacious double bedroom with exposed brick and beams, an ensuite, and a dedicated area ideal for a home office.

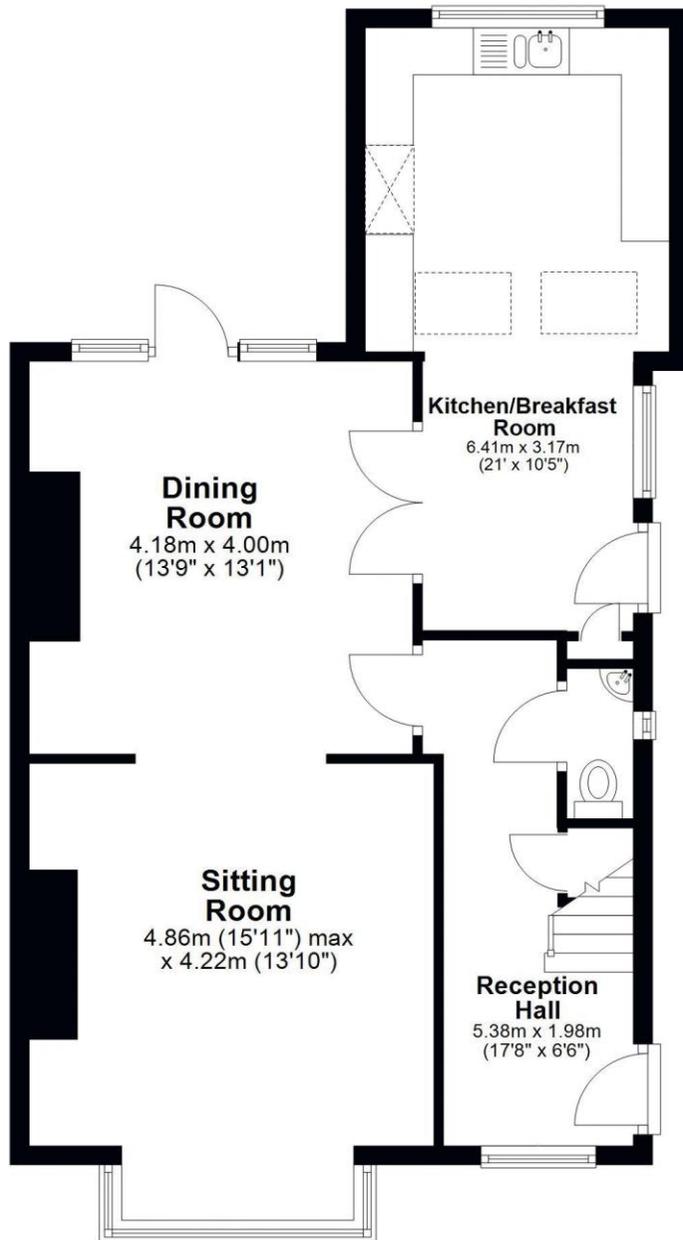
Externally, to the front is a driveway and front town garden and a desirable south facing rear garden which is partially patioed and partially laid to lawn.

Services | Mains; Electricity, Gas, Water & Drainage | Tenure; Freehold | Council Tax; Band D | Energy Performance Certificate; Rating E

Price Guide: Guide Price £450,000

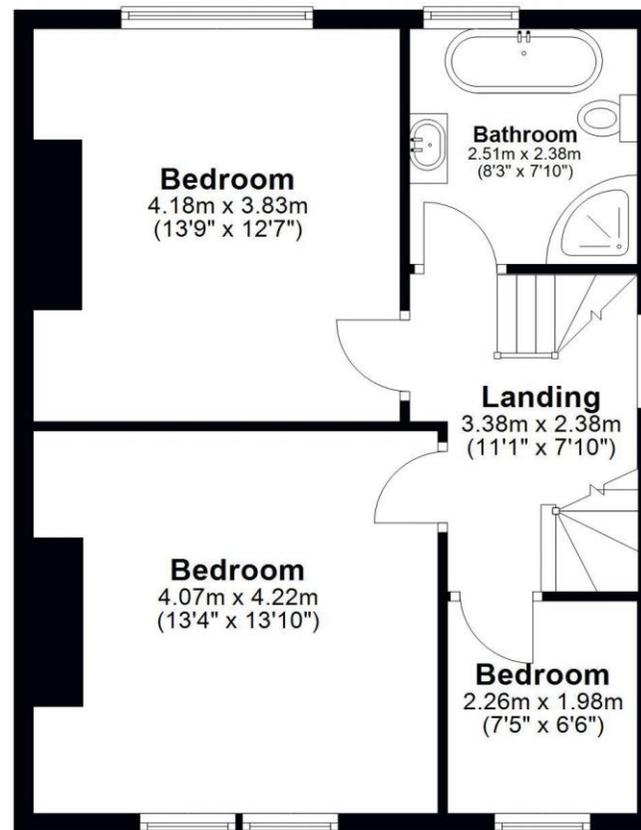
## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



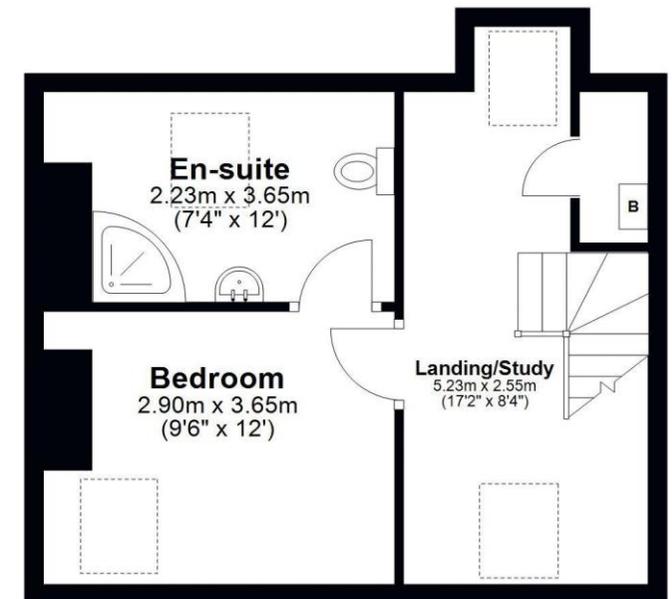
## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



## Second Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



Total area: approx. 151.0 sq. metres (1625.9 sq. feet)

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# SANDERSON YOUNG

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