

# 3 Elmfield Gardens

Gosforth



SANDERSON  
YOUNG





## 3 Elmfield Gardens Gosforth

Stylish & Fully Refurbished & Extended Semi Detached Family Home Offering an Impressive Open Plan Kitchen/Dining and Family Space with Utility Room, Lounge, Five Bedrooms, Contemporary Refitted Family Bathroom & Ensuite with Off Street Parking, Garage/Store, & Landscaped Rear Gardens! This excellent semi detached, period family home, is ideally positioned on the desirable Elmfield Gardens, Gosforth.

Elmfield Gardens is perfectly positioned just off Ashburton Road in Gosforth, offering direct access to the shops and amenities of the delightful Ashburton Village, easy access to Elgy Green, Gosforth High Street with its shops, cafes, and restaurants, and outstanding local schooling.

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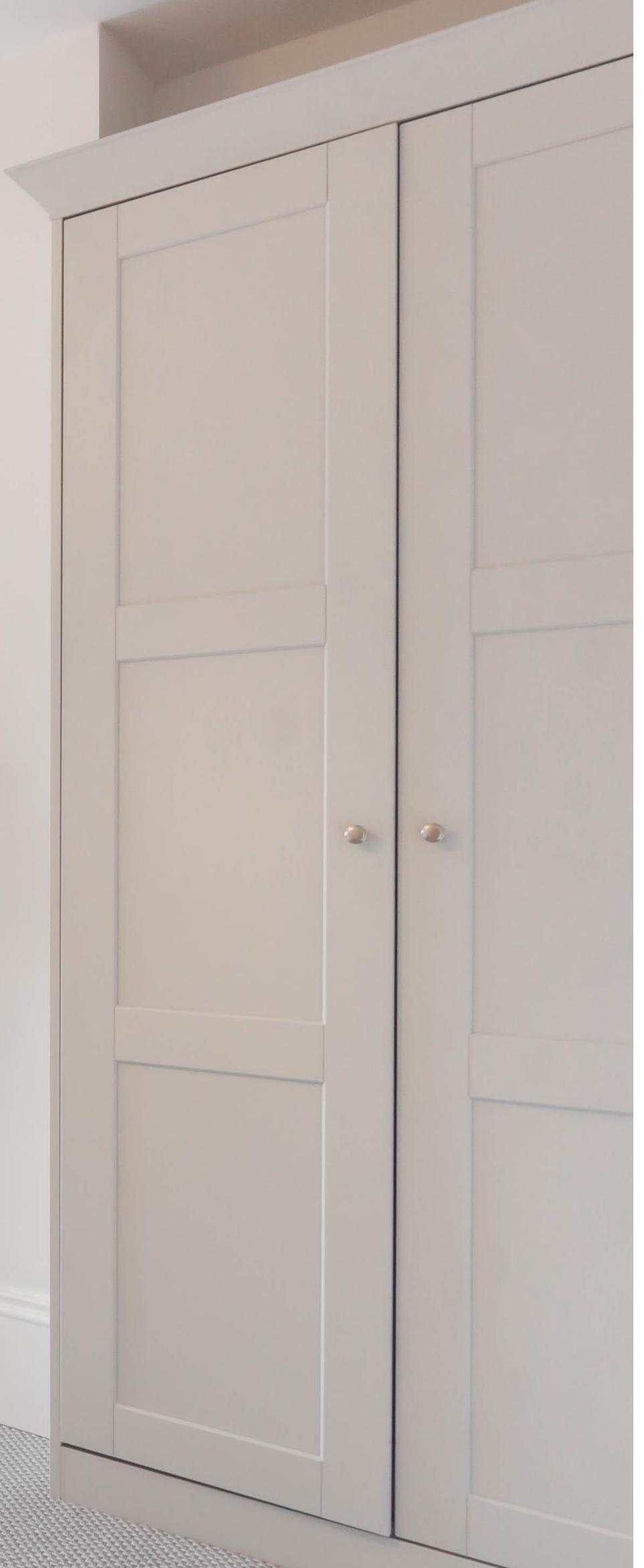
### Price Guide:

Guide Price £575,000

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The property, which was purchased by the current owners back in 2019, has undergone a full transformation having been completely renovated throughout and extended to both the ground and first floors.

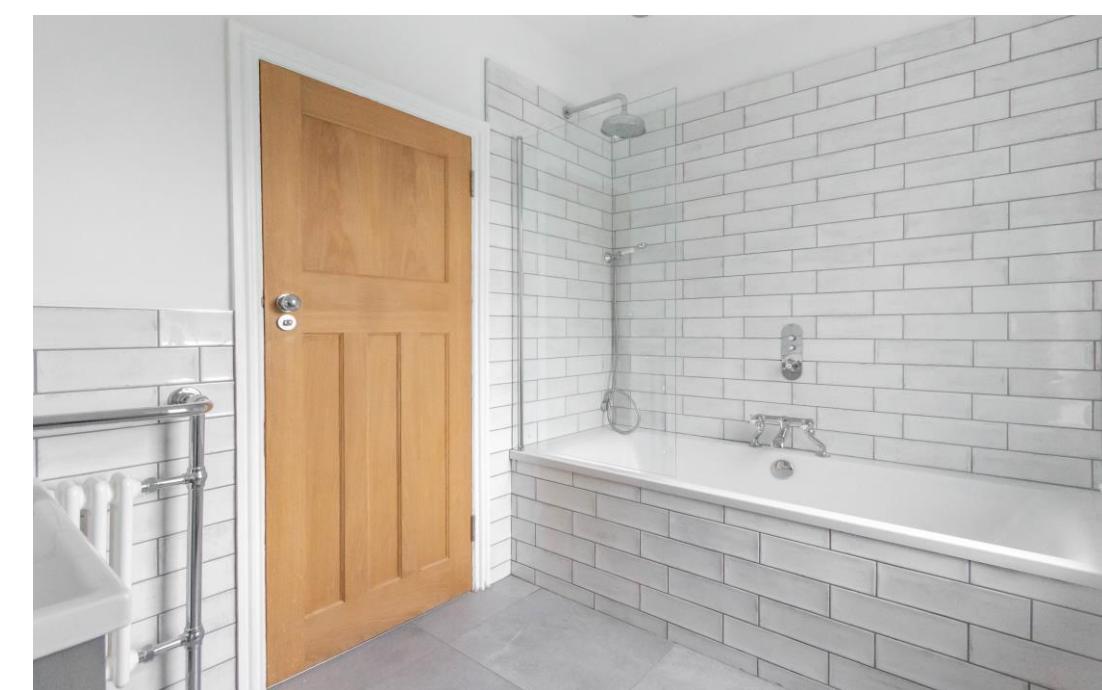
The internal accommodation comprises: Entrance hall with staircase leading to the first floor and ground floor guest WC| Lounge with south facing walk in bay window | Impressive open plan kitchen/dining and family space with a glazed atrium and a modern in-frame kitchen with integrated appliances, stone work surfaces, large central island with breakfast bar, and Rangemaster cooker. The kitchen is an ideal space for entertaining and offers doors leading to the rear gardens and a utility room with access to the garage/store.

The stairs then lead up to the first floor landing and onto four bedrooms, of which three are comfortable doubles, and a beautiful refitted family bathroom with four piece suite. The stairs continue up to the extended second floor and onto an attractive principal suite with dormer window and access to a stylish ensuite shower room with WC.



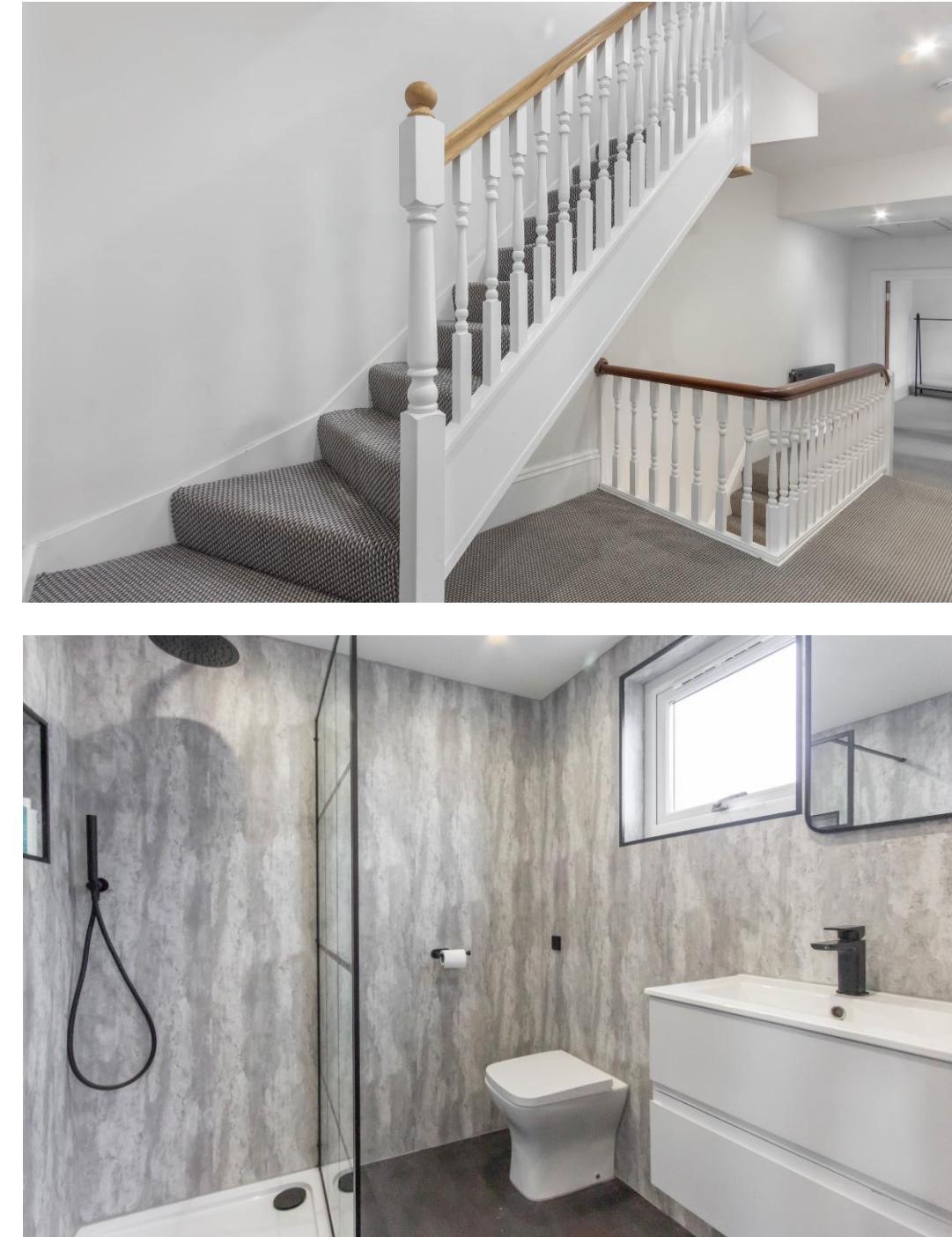
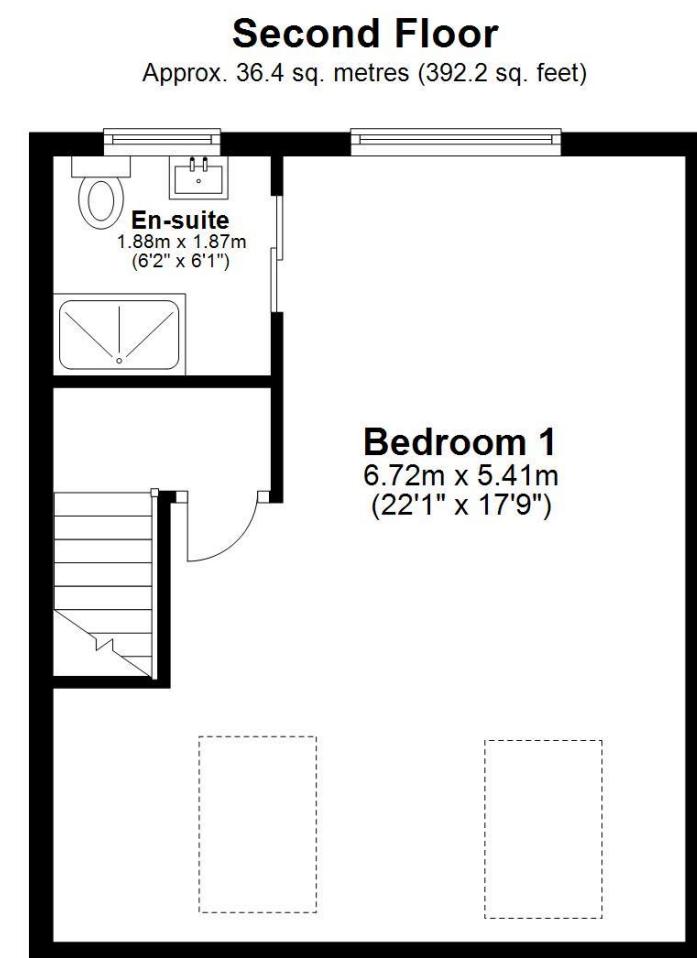
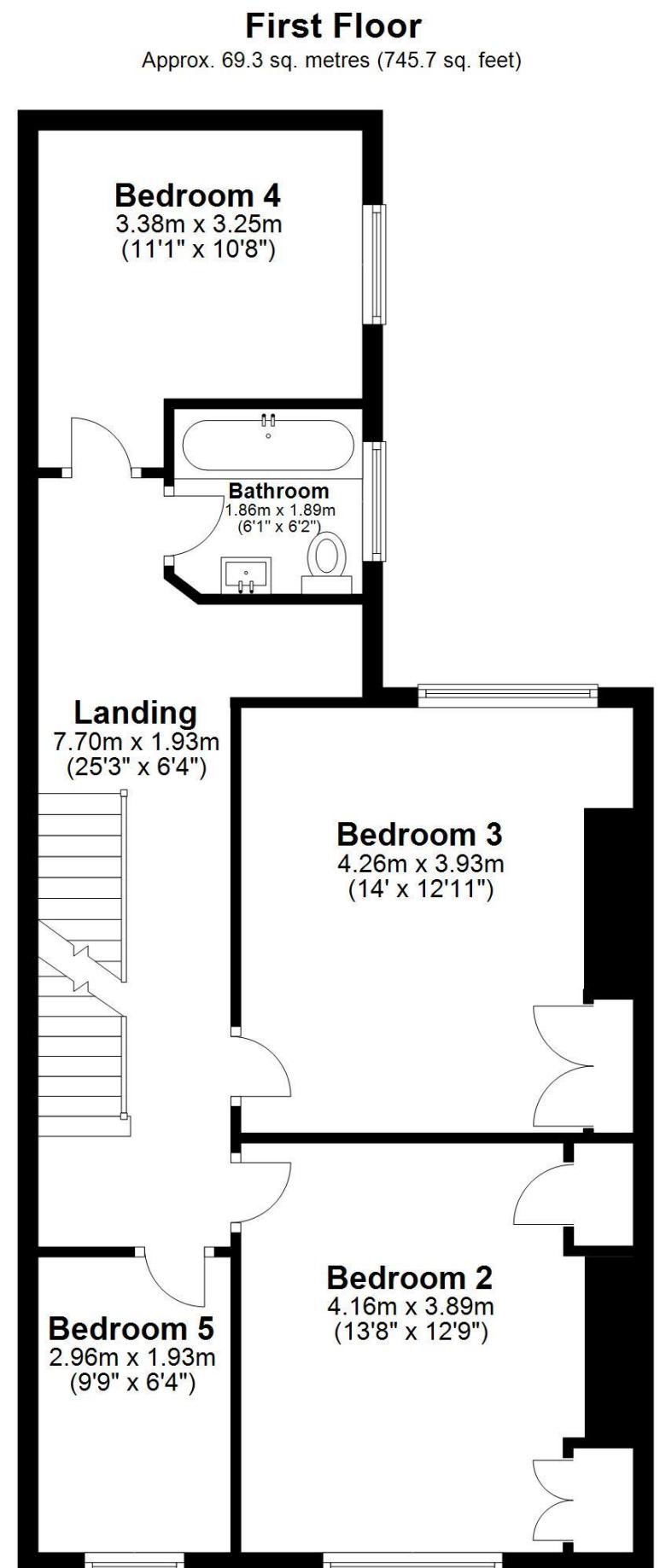
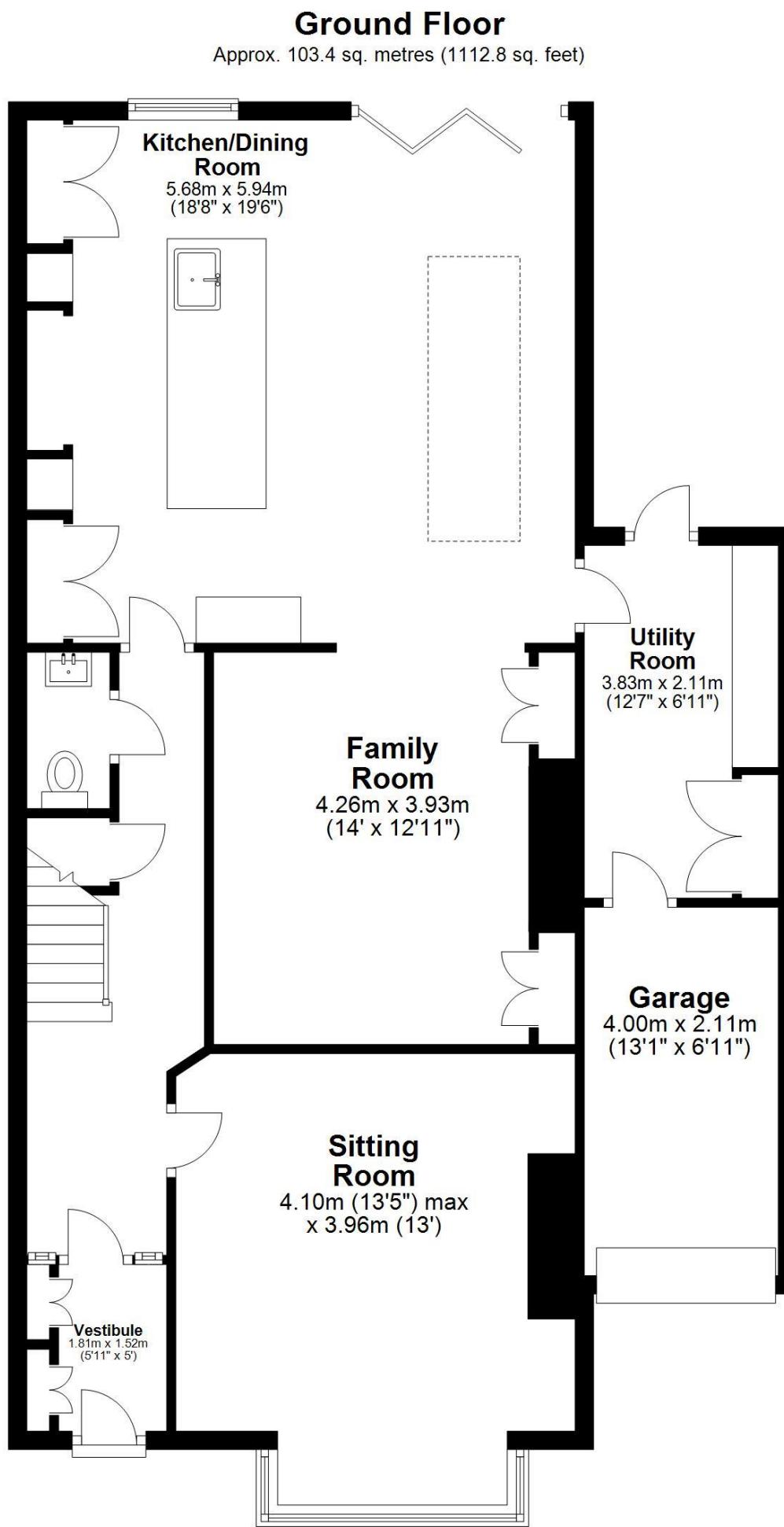
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Lizzie Beattie  
0191 213 0033  
[lizzie.beattie@sandersonyoung.co.uk](mailto:lizzie.beattie@sandersonyoung.co.uk)









Externally, the property enjoys a low maintenance front garden with paved patios and walled boundaries, with off street parking and access to the garage/store. The rear garden is walled and is also presented to a good standard.

Well presented throughout, with gas 'Combi' central heating and double-glazed windows, this excellent and extended period family simply demands an early inspection and early internal viewings are strongly advised.

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

Total area: approx. 209.1 sq. metres (2250.7 sq. feet)  
3 Elmfield Gardens, NEWCASTLE UPON TYNE

