



23 Grove Park Avenue

Gosforth





23 Grove Park Avenue, Gosforth, Newcastle Upon Tyne NE3 1BQ

Offers Over £550,000

Tastefully Renovated and Remodelled by the current owners in 2019, with open plan Kitchen/Diner, Full Width First Floor Sitting Room with Private Balcony/Sun Terrace, Four Bedrooms, Family Bathroom, Wet-room and En-suite, South Facing Rear Garden, Driveway and Integral Garage.

This delightful four bedroom modern townhouse is ideally located at Grove Park Avenue which was originally constructed in 2005, situated on the former Proctor and Gamble site within Gosforth's Conservation area and occupies a central position in Gosforth. The property is located close to Gosforth High Street with its shops, cafes and restaurants and is also close to outstanding local schools and excellent local transport links with both South Gosforth and Ilford Road Metro Stations a short walk away.

The property, which has been tastefully renovated and remodelled comprises entrance hall with contemporary Villeroy & Boch floor tiling, ground floor WC and laundry cupboard, door to integral garage. A wonderful open plan kitchen /diner with south facing tall window and bi-folding doors which lead to the rear south facing garden. The kitchen designed and fitted by Callerton Kitchens with American walnut units, tall matt finish doors, central island, granite work surfaces along with integrated Miele appliances and a Bora Hob along with Villeroy and Boch floor tiling.

The staircase leads to the first floor landing and then on to an impressive full width sitting room with solid oak flooring and dual French doors that lead onto a private balcony/sun terrace. Bedroom one features solid oak flooring, two double fitted wardrobes and a recently installed wet room.

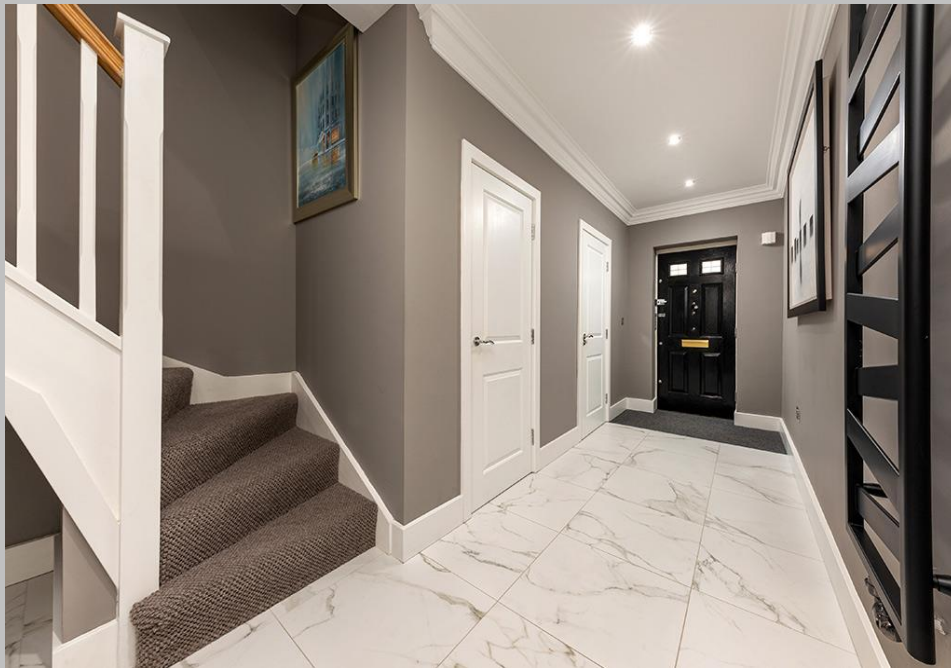
The stairs lead to the second floor landing with store cupboard and three further bedrooms two of which are generous doubles. Bedroom two with fitted wardrobe and en-suite shower room. Bedroom three. Bedroom four/study. Family bathroom.

Externally the property benefits from a block paved drive to the front with access to the integral garage with a roller door, lighting and power. To the rear is a lovely south facing private garden with premium artificial turf, raised planters and porcelain tiled seating area.

Double glazed throughout, with gas 'Combi' boiler, this is a fantastic opportunity and an internal inspection is deemed absolutely essential to fully appreciate the quality of the accommodation on offer.

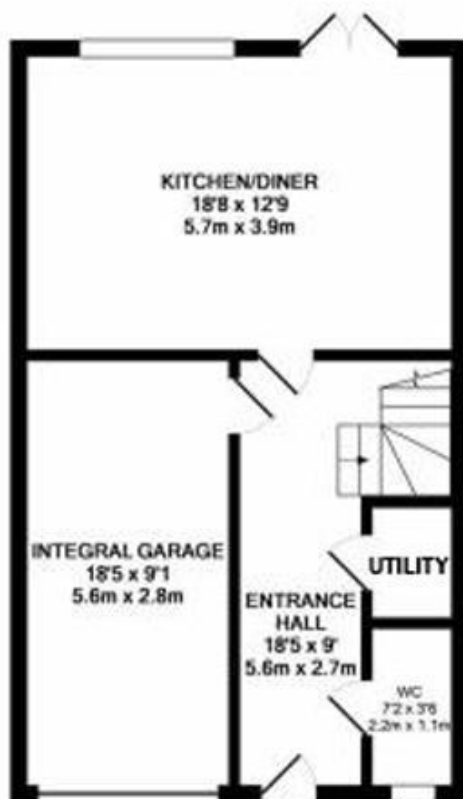
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C



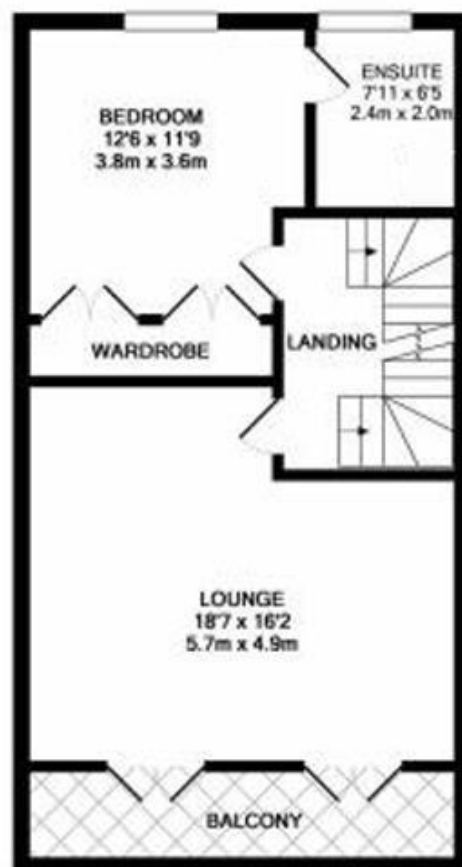








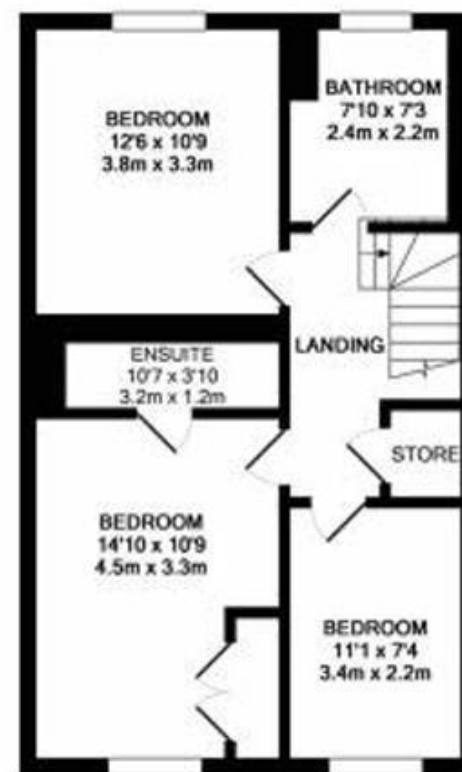
GROUND FLOOR
APPROX. FLOOR
AREA 584 SQ. FT.
(54.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 579 SQ. FT.
(53.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 1720 SQ. FT. (159.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2018



2ND FLOOR
APPROX. FLOOR
AREA 557 SQ. FT.
(51.7 SQ. M.)



All enquiries to our Gosforth Office | 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA

T: 0191 213 0033 | www.sandersonyoung.co.uk

