



# 36 Elmfield Gardens

Gosforth



SANDERSON  
YOUNG



## 36 Elmfield Gardens Gosforth

Stylish, Re-Furnished & Extended Semi-Detached Family Home Boasting an Impressive Open Plan Kitchen/Dining & Living Space, Lounge, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, Delightful South Facing Rear Gardens, Off Street Parking This excellent and extended semi-detached, period family home is ideally positioned on the desirable Elmfield Gardens, Gosforth.

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

The property is also placed close to excellent local transport links offering excellent access into Newcastle City Centre and beyond.

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### Price Guide:

Offers Over £485,000

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The property, which was purchased by the current owners in 2019, has since undergone a complete transformation where it now offers one of the most modern and stylish homes on the street. The internal accommodation comprises: Lobby | Entrance hall with ground floor guest WC and return staircase leading to the first floor | Lounge with double doors to the hallway and walk-in bay window with plantation shutters, wood burning stove and recessed lighting.

To the very rear of the ground floor is the impressive, open plan living/dining and kitchen space with vaulted ceiling, which has been extended and enjoys modern bespoke cabinetry, integrated appliances and breakfast bar to the kitchen area with bi-folding doors leading out onto the rear terrace and private rear gardens.

The stairs then lead up to the first floor landing and give access to two double bedrooms | Bedroom one is placed to the front and offers sliding doors that lead into a large walk-in wardrobe (which was previously bedroom four and could easily be converted back should it be required) | Contemporary re-fitted family bathroom with three piece suite and tiled flooring.

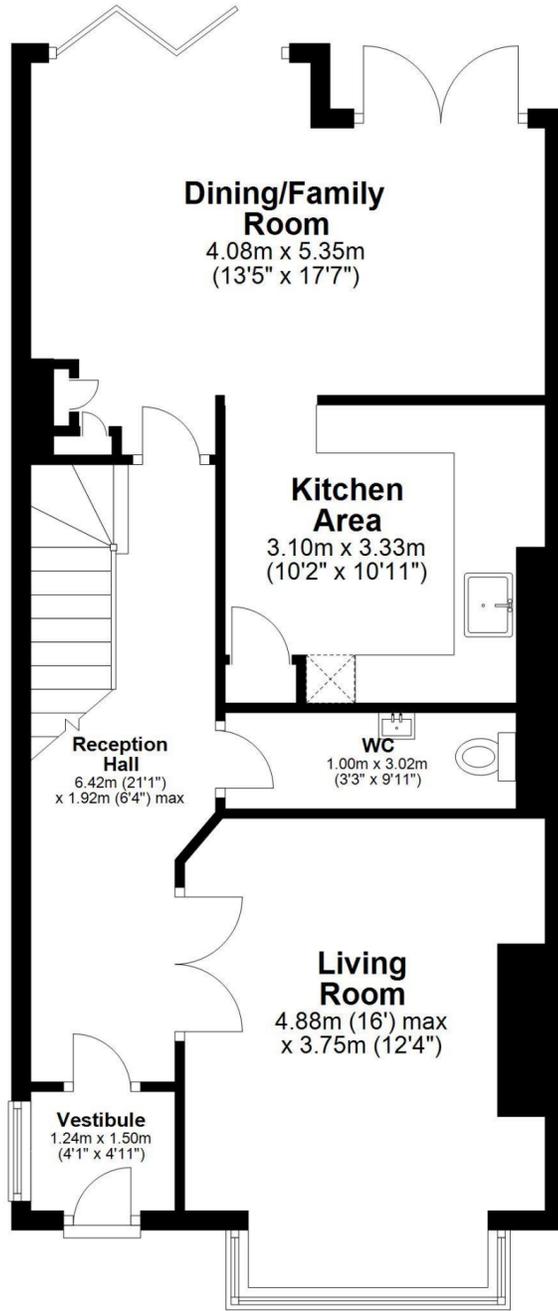


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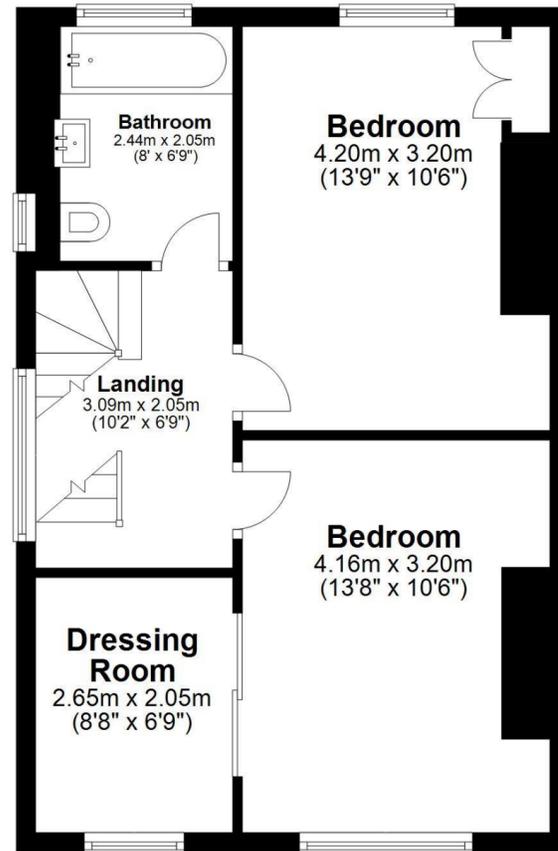
### Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



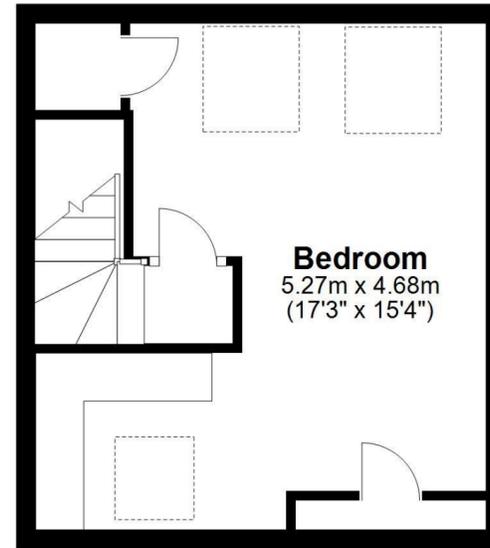
### First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



### Second Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

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The stairs then lead up to the extended second floor which gives access to bedroom three with Velux rooflights and is currently utilised as a study and games room.

Externally, the property offers a block paved driveway with gated access to the rear. To the rear is a lovely and mature garden that is south facing with paved patio seating areas, fenced boundaries and timber summerhouse.

The rear gardens are larger than most of the other homes on Elmfield Gardens and also offer a beautiful, mature copper beech tree and raised, planted beds. Double glazed throughout, with gas 'Combi' central heating, this great semi-detached family home simply demands an early inspection and viewings are advised.

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