

# 11 Beechfield Road

Gosforth

**rare!**  
From Sanderson Young











11 Beechfield Road  
Gosforth, Newcastle upon Tyne

11 Beechfield Road provides a fabulous, three storey, semi detached family home with beautiful gardens, set back on the south facing side of this popular street and representing one of only six similar houses built at the same time.

These properties rarely come onto the market for sale and have provided lovely family homes to their residents for many years.

Price Guide:  
Offers Over £1,150,000

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This substantial property sits on a 0.23 acre site and provides versatile, purpose built accommodation across three floors, briefly comprising:

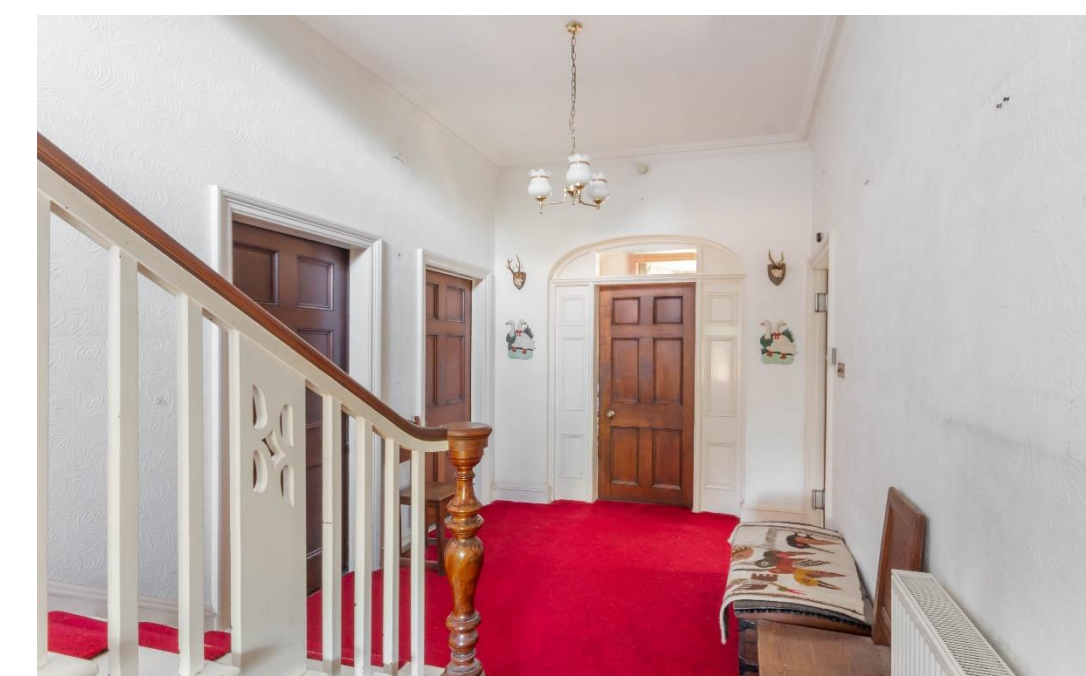
**Ground Floor:** Entrance portico leading through to the vestibule where there is a cloakroom/wc | Impressive and welcoming reception hall | Very elegant dining room with lovely wood panelling, beautiful fitted furniture either side of the lovely fireplace, and a delightful bay window | Equally impressive and well proportioned lounge with a marble fireplace and bay window overlooking the rear gardens and south facing terrace | Lovely day room with double doors leading out to the rear garden | Kitchen, positioned to the rear of the house, leading through to the morning and breakfast room at the front of the house | Utility and storeroom | Side passageway linking into the garage and to the gardens

**First Floor:** Four good double bedrooms | Bedroom five which is a single bedroom | Two bathroom/WCs | Additional WC

**Second Floor:** Large attic playroom | Sixth bedroom/teenager's sitting room | Third bathroom/wc



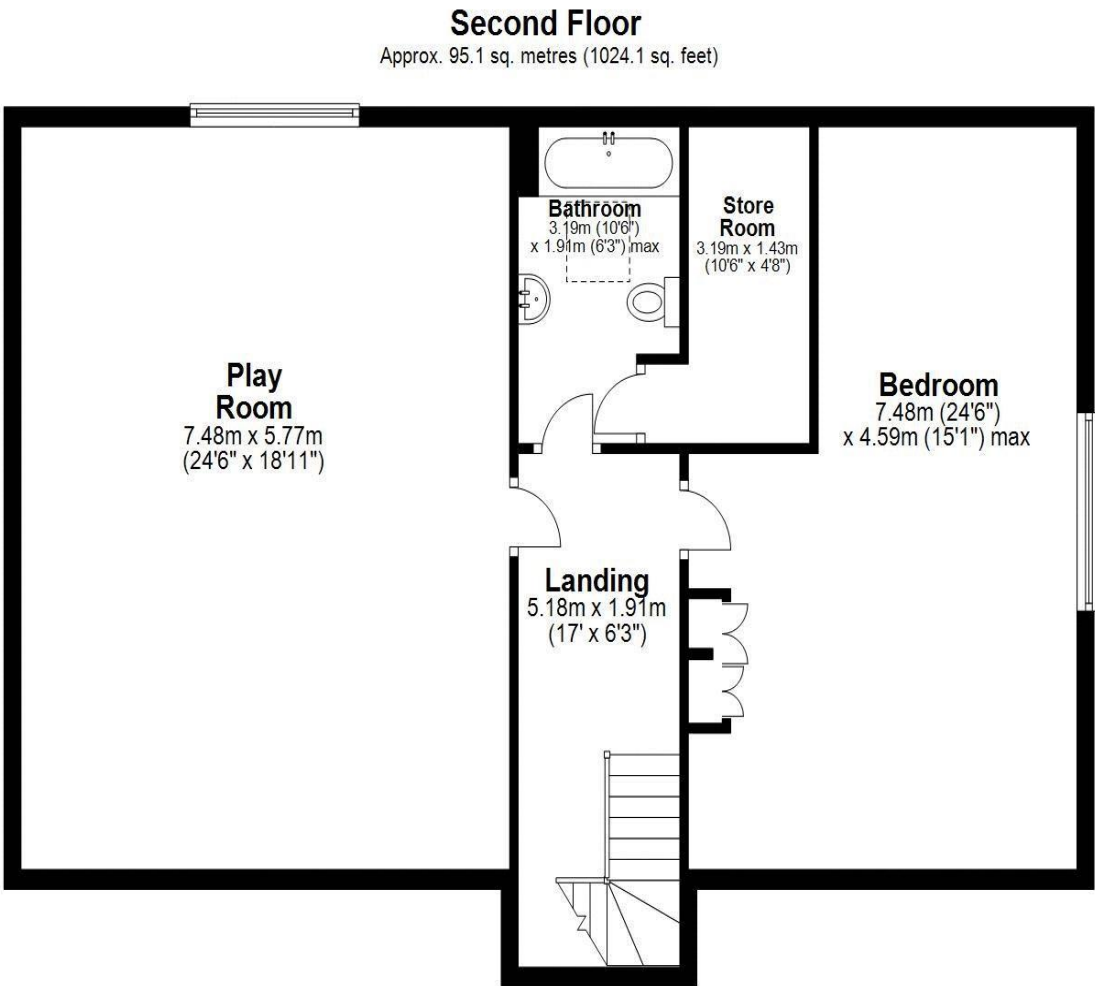
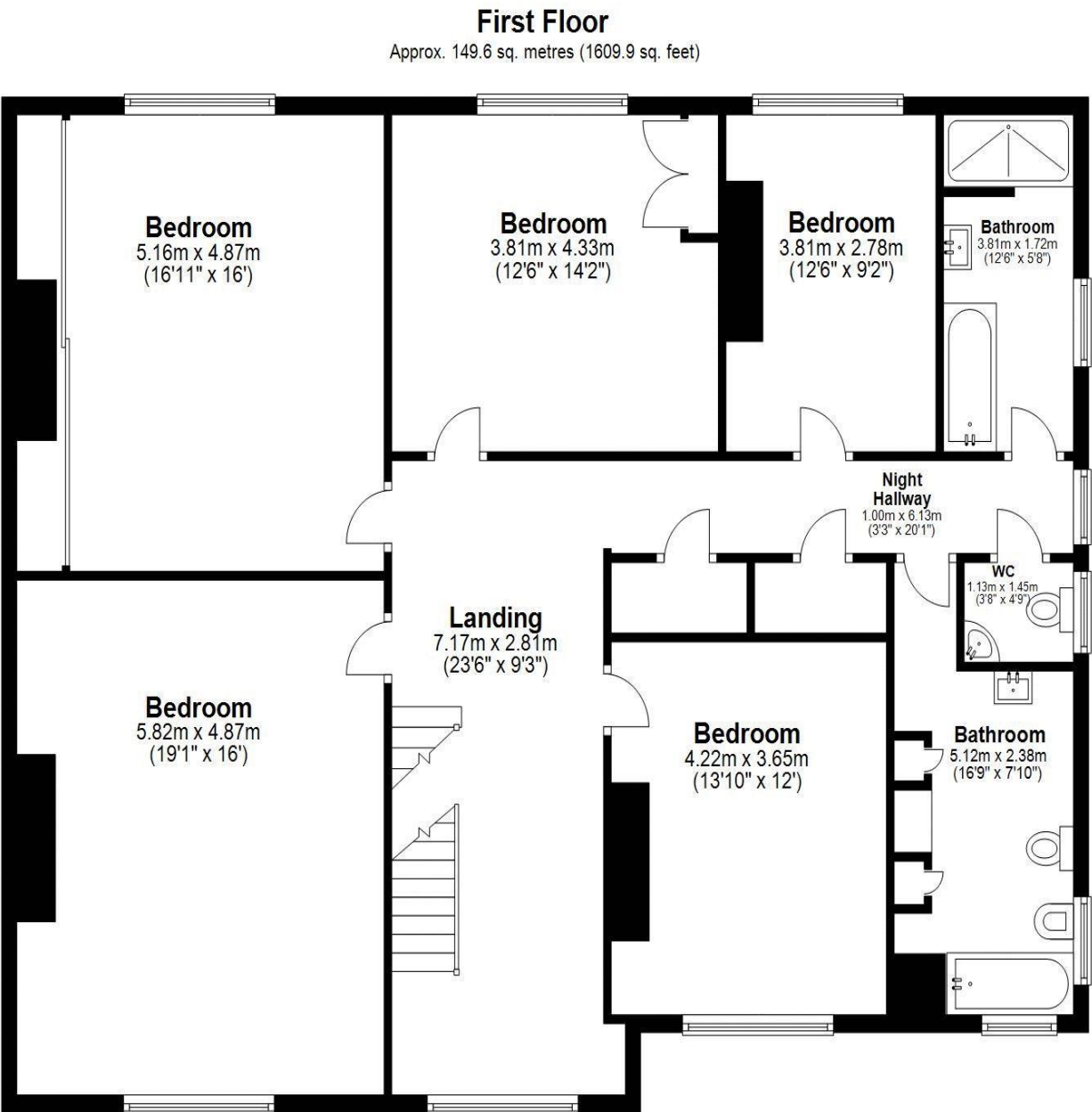
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Externally, there is a fabulous, deep, south facing garden to the rear, with lawned areas, a family terrace and patio, as well as a secret garden partially divided by a beech hedge.

There is also a smaller garden to the front of the house, and a driveway providing off street parking and leading to a garage with a workshop area to the rear.

**Services:** Mains gas, electricity, water and drainage | **Tenure:** Freehold | **Council Tax Band:** G

Total area: approx. 431.0 sq. metres (4638.8 sq. feet)  
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