



rare! From Sanderson Young



52 Greystoke Park
Gosforth



52 Greystoke Park, Gosforth, Newcastle upon Tyne NE3 2DZ

Offers Over £975,000

Substantial & Extended Modern Detached Family Home Boasting Three Reception Rooms Including an Impressive Extended Living Room, Stylish Re-Fitted Kitchen/Dining & Family Room, Delightful Lawned Rear Gardens, Four Double Bedrooms, Family Bathroom plus Two En-Suites, Integral Double Garage with Off Street Parking & No Onward Chain.

This beautiful, modern detached family home is perfectly placed within the prestigious and desirable Greystoke Park development, Gosforth. Greystoke Park is a luxury and private development of modern detached homes that was originally constructed by Cussins in 1993 and is perfectly situated to provide excellent access into central Gosforth with its shops, cafes and amenities and is also located close to Newcastle City Golf Club, Northern Rugby Club and excellent local schooling. This superb detached property is also placed close to good local transport links which are also located close by with Regent Centre Metro Station offering easy access into Newcastle City Centre and the A1 providing fantastic road links throughout the region.

The internal accommodation comprises: Lobby | Central entrance hall with ground floor shower room/WC, cloak cupboard and staircase leading to the first floor | Impressive lounge which was extended by the current owners, with French doors leading to the rear terrace and gardens, and door leading to the sun room | Snug/Cinema room with doors to sun room and hallway | Superb kitchen/dining and family room with stylish cabinetry, integrated appliances and granite work-surfaces to the kitchen area, fireplace to the family area and sliding doors leading to the rear gardens | Second kitchen/utility room, again with modern cabinetry, granite work-surfaces with doors to both the integral garage and side access. The stairs then lead to the first floor landing with store cupboard and onto four good sized double bedrooms | Bedroom one is a generous double (and was previously two bedrooms) with a large en-suite bathroom and WC | Bedroom two is also another double with en-suite shower room | Bedrooms three and four are similar in size with fitted storage.

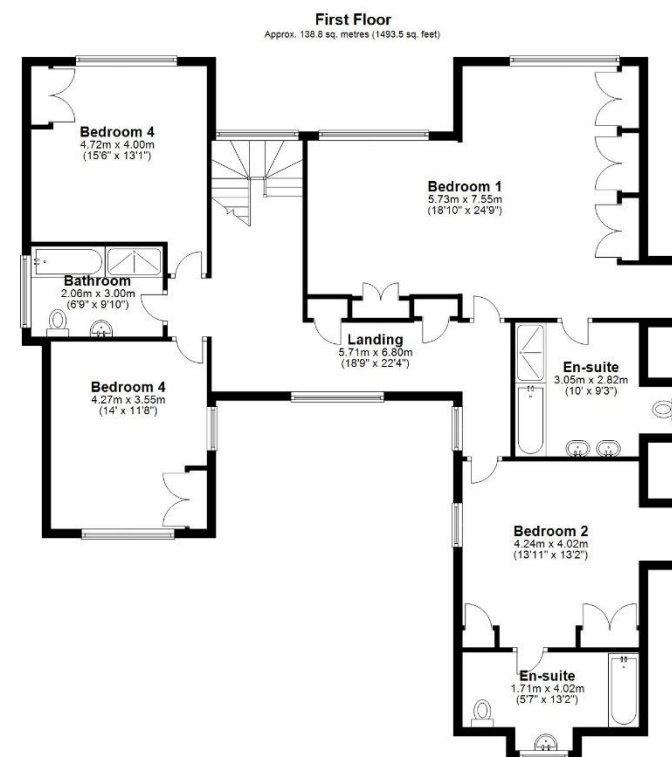
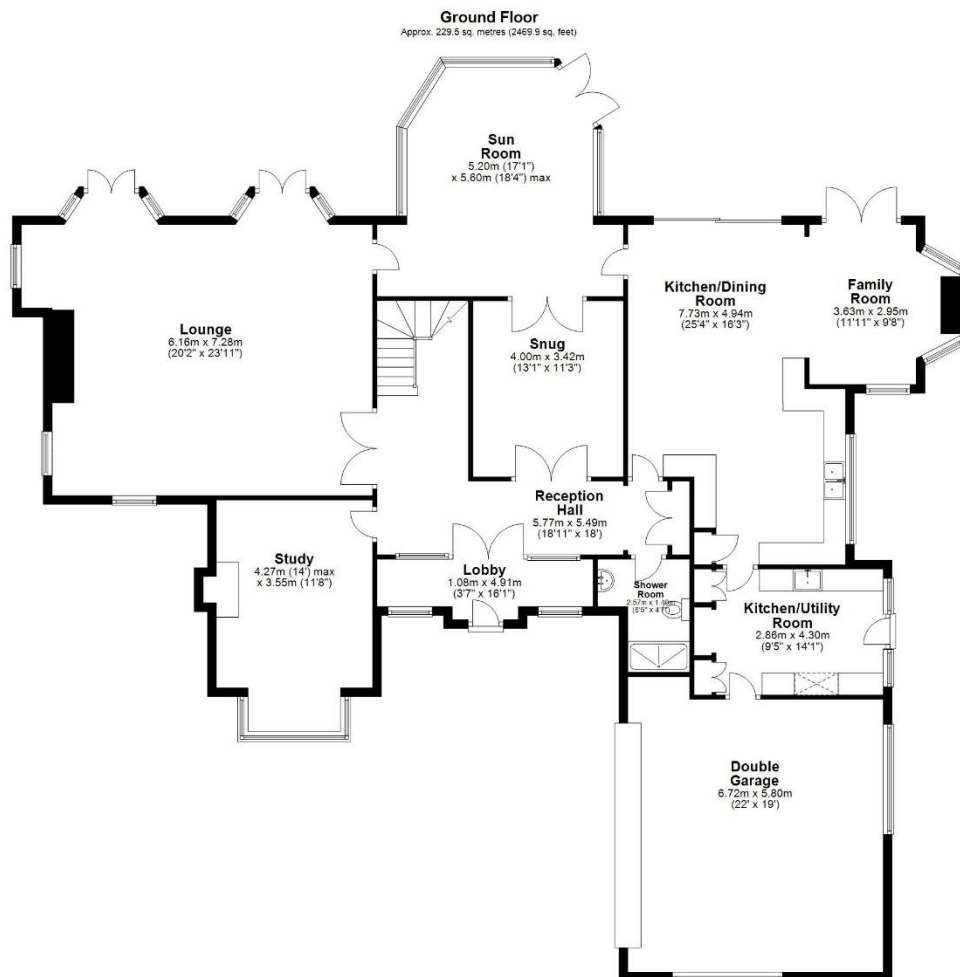
Externally, the property enjoys a pleasant front garden and a large block paved driveway, which is accessed via secure electronic entrance gates, offering off street parking for several vehicles with access to the integral double garage with electronic up and over door. To the rear is a delightful family garden which is laid mainly to lawn with paved patio seating areas, well stocked borders and timber store. Well-presented throughout, with gas 'Combi' central heating and double glazed windows, this excellent modern home simply demands an early inspection and early viewings are strongly advised.

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









Total area: approx. 368.2 sq. metres (3963.4 sq. feet)
52 Greystoke Park, Gosforth



rare! From Sanderson Young



All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk