



15 Elmfield Road

Gosforth





15 Elmfield Road
Gosforth, Newcastle upon Tyne NE3 4AY

15 Elmfield Road provides a fabulous, three storey, mid terrace family home situated on this prestigious street in the heart of central Gosforth.

Presented to a high standard, this very attractive property offers a great deal of character with high ceilings, decorative corning, wood flooring, plantation shutters and a stunning family kitchen/dining/sitting area at the rear of the house providing a fabulous principal living space with bi-folding doors.

This charming home has a pretty front garden and an attractive enclosed paved rear courtyard with a useful double plus garage.

Located on a prime position within Gosforth, the property offers easy accessibility to the High Street with its wide range of shops, cafes, restaurants and pubs, with excellent road and transport links directly into Newcastle City Centre, as well as throughout the region. The property is also close by to a range of outstanding public and state schooling.

Price Guide:
From £949,500

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The versatile accommodation comprises:

Gound Floor: Entrance vestibule | Reception hallway with cloaks area and separate WC | Charismatic sitting room to the front of the house with an attractive fireplace, alcove shelving, lovely windows and fabulous plantation shutters

Family kitchen, dining and day to day living area stretching across the width of the rear of the house with great natural light from the Velux windows and bi-folding doors to the rear courtyard; the kitchen itself is beautifully equipped and fitted with high quality cabinets and integrated appliances as well as a large central island | Lovely snug/family room

First Floor: Large principal bedroom suite with dressing room and luxury ensuite bathroom with separate shower and wet room

Further double bedroom with fitted wardrobes | Single bedroom

Second Floor: Large double bedroom | Family shower room/WC

Further large bedroom, ideal for teenagers, with mezzanine level and a shower room/WC

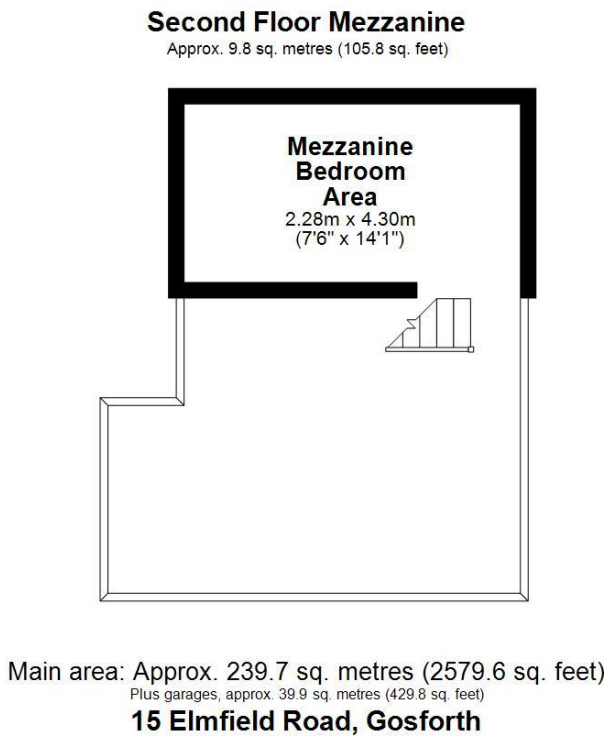
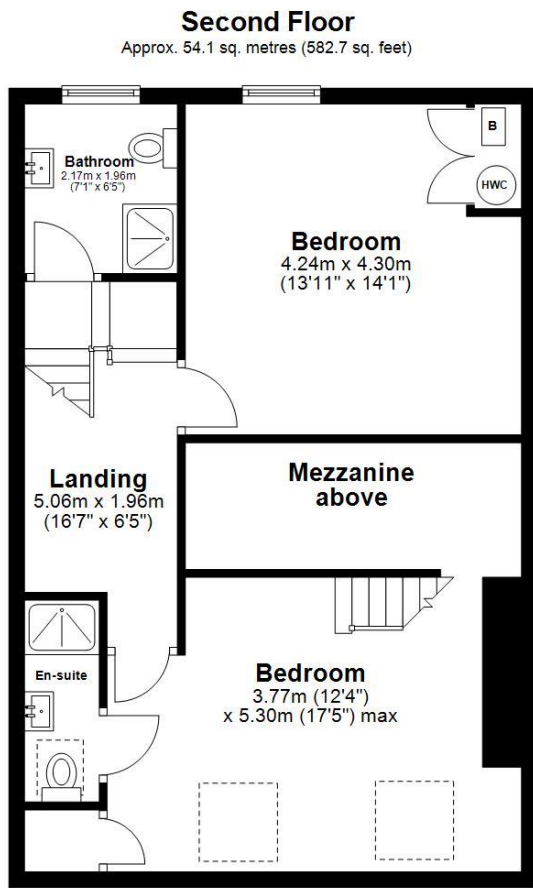
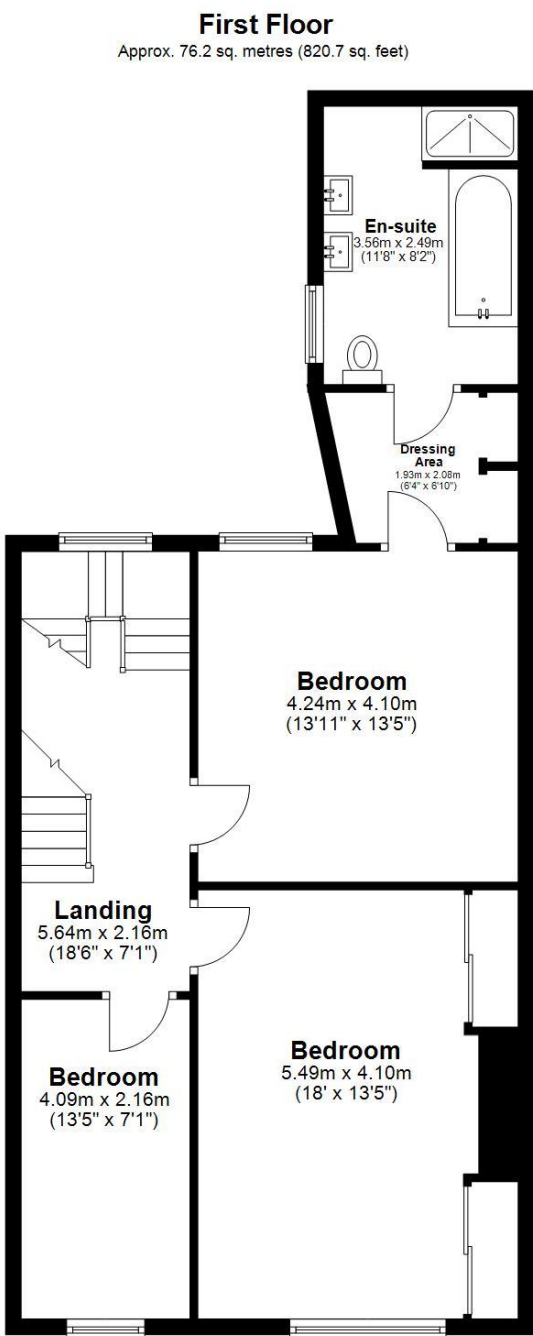
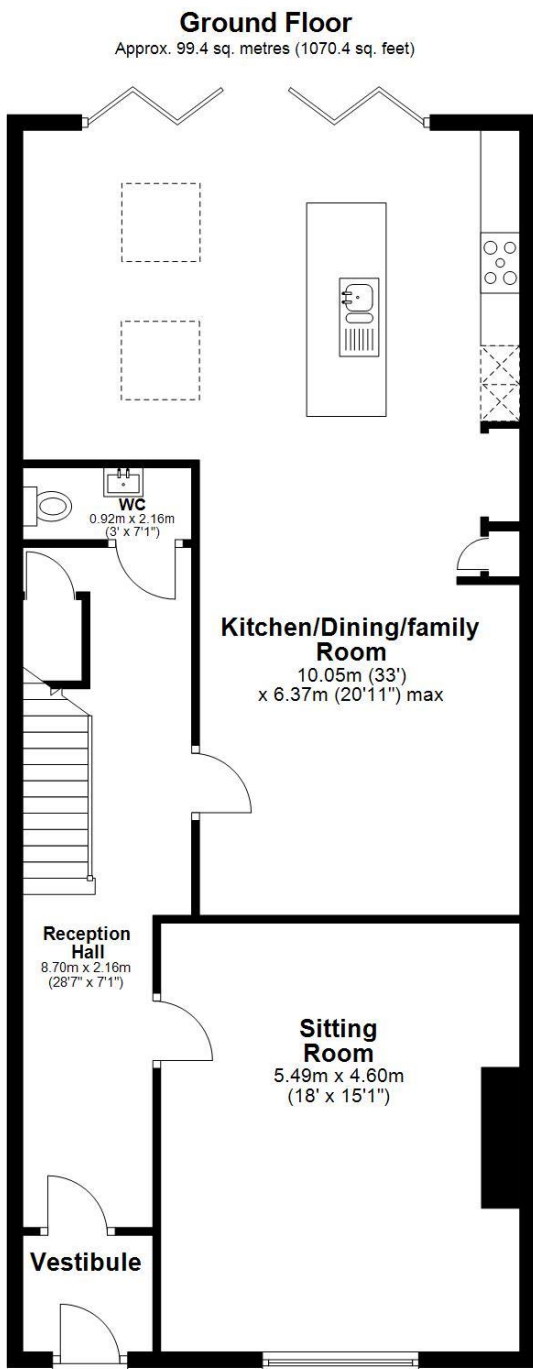
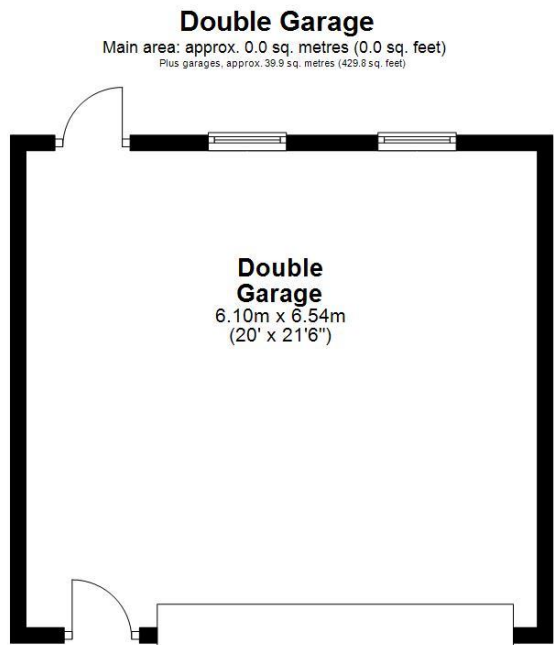


Ashleigh Sundin
0191 223 3500
ashleigh.sundin@sandersonyoung.co.uk









Externally, the front garden is neatly presented with lawn, flower borders and pathway, whilst to the rear the enclosed courtyard is very attractive and leads on to a separate detached double plus garage with electric operated doors, as well as a pedestrian door giving access to Causey Street. The garage has excellent storage space and would easily accommodate a workshop area.

A lovely family home for which early viewings are highly recommended!

Services: Mains gas, electric, water & drainage | **Tenure:** Freehold | **Council Tax Band:** F | **EPC Rating:** D



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rare!
From Sanderson Young

