



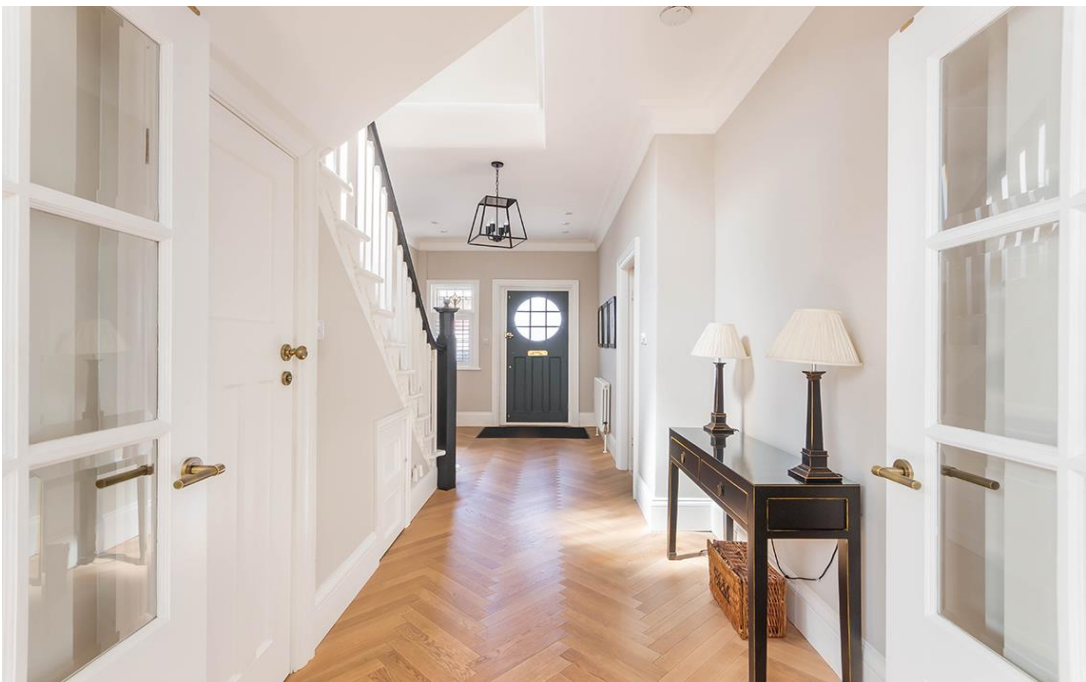
28 Oaklands

Gosforth



SANDERSON
YOUNG





28 Oaklands
Gosforth, Newcastle upon Tyne NE3 4YP

Stunning Semi Detached, Period Family Home Boasting an Exceptional Open Plan Kitchen/Living/Dining Room, Two Generous Reception Rooms, Utility Room, Four Double Bedrooms, Family Bathroom, Off Street Parking & Substantial South Facing Rear Garden!

This wonderful, semi detached family home is ideally located on Oaklands in Gosforth. Oaklands, which is situated within the very heart of Gosforth's Conservation Area, is ideally placed to provide direct access into central Gosforth with its shops, cafes and amenities whilst also being a short walk to Newcastle's Town Moor, Jesmond and indeed Newcastle City Centre itself.

The property is also placed close to outstanding state and independent schooling.

Price Guide:
Guide Price £1,100,000

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The internal accommodation comprises:

Entrance hallway with engineered wood parquet flooring and staircase leading to first floor | Ground floor WC | Substantial front living room offering large bay window with plantation shutters, period feature fireplace, bespoke fitted alcove storage with recessed lighting and lovely panelled walls | Generous second reception room with pocket doors, alcove storage, log burning stove, engineered wood parquet flooring and door to the garden | To the rear of the ground floor is an incredible open plan kitchen/dining/living room which has been significantly extended offering glazed, floor to ceiling corner sliding doors onto the rear garden, engineered wood parquet flooring, underfloor heating and a large glazed roof light flooding the kitchen with natural light | The kitchen is well equipped with modern cabinetry/worktops, integrated appliances throughout, central island and remote controlled electric blinds | Separate utility room, also with underfloor heating.

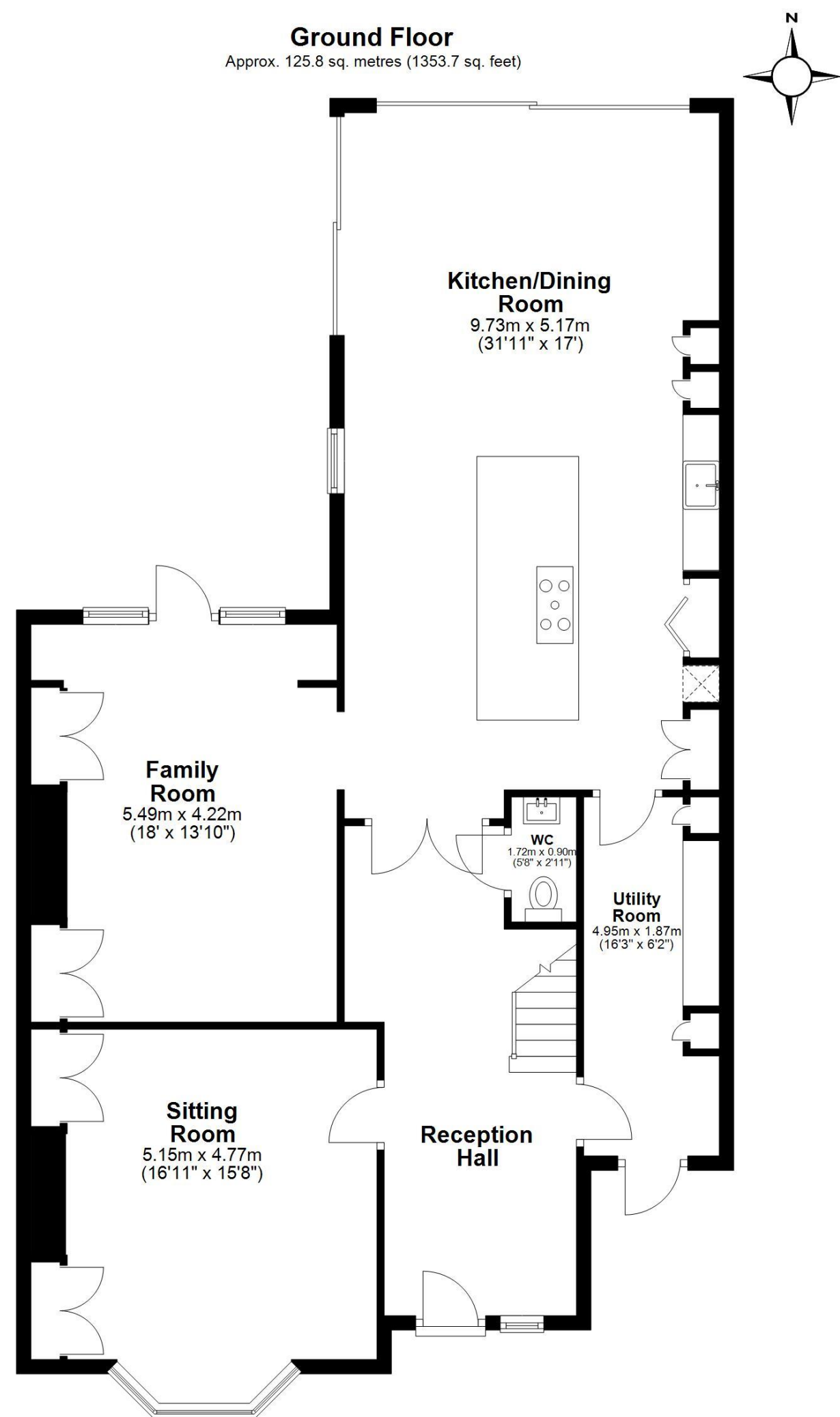
The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom is situated to the front and offers bespoke fitted storage, bay window with plantation shutters and feature fireplace | Bedroom two is a further large double bedroom with views over the rear garden | Bedroom three is a smaller double room to the rear | Bedroom four with plantation shutters | The family bathroom is accessed just off the landing and offers a modern contemporary four piece suite.



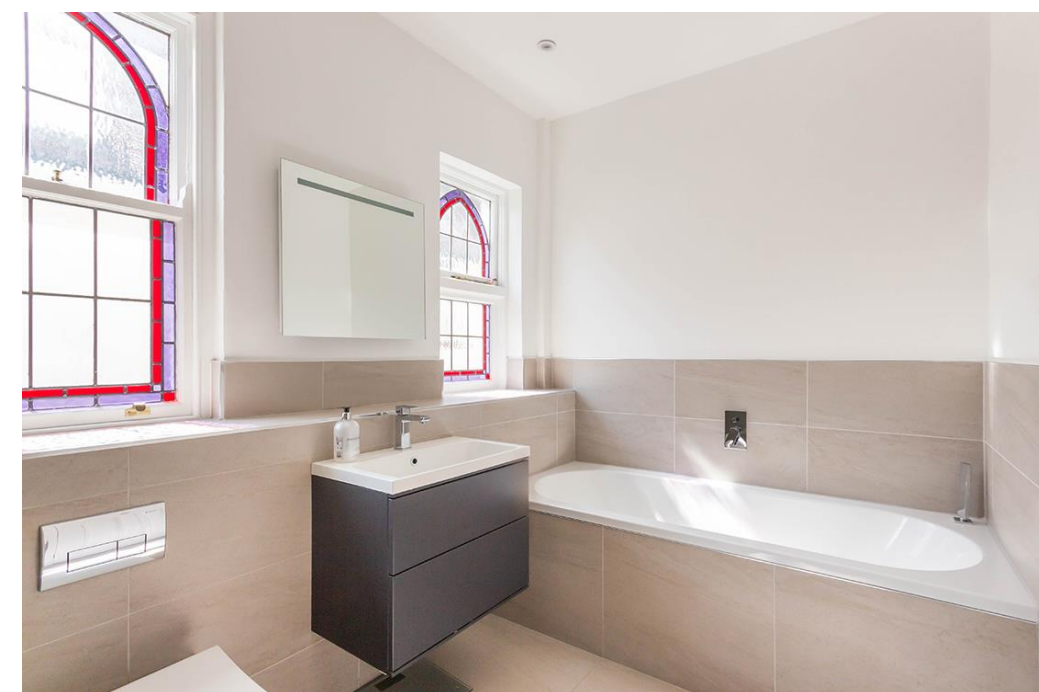
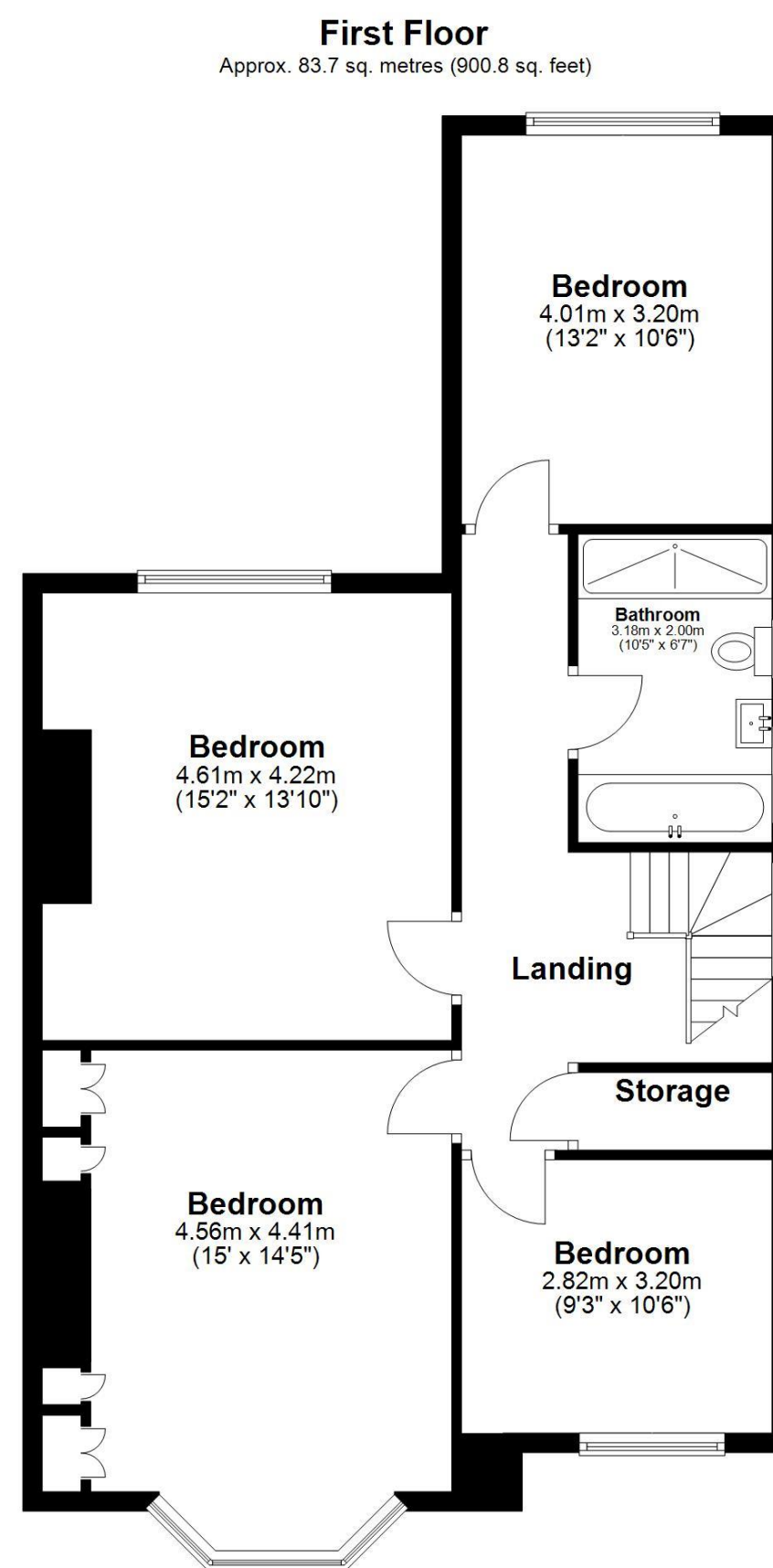
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Total area: approx. 209.5 sq. metres (2254.5 sq. feet)
28 Oaklands, -



Externally, the property is approached via a driveway offering off street parking for one vehicle | To the rear is a large, raised paved terrace leading out from the kitchen with a fantastic southerly aspect, ideal for entertaining in the warmer months

The rear garden is generous in size and is laid predominantly to lawn with mature hedged borders offering a great degree of privacy | To the bottom of the garden is a detached outbuilding with gated access leading from Moor Crescent, offering further opportunity for off street parking.

The property has undergone a significant renovation during the current owners' tenure with full re-wiring including Cat 6 cabling to the majority of rooms, a multi zoned heating system including wet underfloor heating to the kitchen and utility room, engineered wood parquet flooring to the kitchen/dining/living room as well as the second reception room, and plantation shutters to the rooms at the front of the house providing privacy.

This beautiful family home is presented to an immaculate standard throughout and now offers one of the finest 1920's semi detached properties within its locality!

Extremely rare to the marketplace, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer!

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





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