



# 56 Elmfield Road

Gosforth





## 56 Elmfield Road Gosforth, Newcastle upon Tyne NE3 4BB

Located on a fabulous corner site fronting onto Elmfield Road and Westfield Drive to the side, is this highly impressive, three storey semi detached villa. The property, purchased by the current owners in 2016, has been greatly refurbished and altered to a very high standard.

The condition of the property internally provides lovely family accommodation with a beautiful entrance vestibule through to the reception hallway, with its stunning staircase leading to the first and second floor landings above.

There is a formal consulting room and study at the front of the property which is very well presented with a Chesney fireplace.

To the rear, the beautiful drawing room also has a fabulous fireplace and bay window overlooking the gardens.

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### Price Guide:

Offers Over £2,250,000

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The last two reception rooms have been combined and they give a magnificent kitchen to the front and open breakfast, dining and lounge area to the rear.

The kitchen is very well appointed and recently refurbished to a high standard with bespoke cabinets and contrasting paintwork, with lovely built in appliances and a super built-in booth breakfast area to the front.

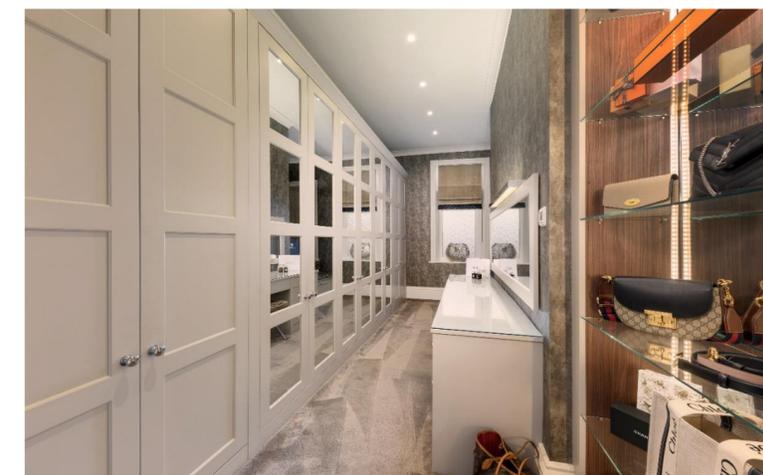
The centre of the room has its dining area and lounge at the rear with a bay window overlooking the gardens; it leads onto a lovely butler's pantry at the side, professionally equipped and fitted with refrigeration and wine storage, as well as leading to a utility and laundry room. Access connects on in turn to the garage at the side of the property and professionally landscaped courtyard gardens.

To the first floor, the master bedroom stretches across the width of the house with an ensuite luxury dressing room, professional top of the range fittings and furnishings, as well as a luxurious bathroom WC and shower.

There are two further double bedrooms to the first floor with a luxury bathroom, and then to the second floor three further double bedrooms with bathrooms, dressing areas and sitting room, ideal for teenagers.



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This property has a beautiful corner site with secure on-site car parking and electric gates, whilst to the rear there is a south facing garden, significant in size and enjoying great sunshine throughout the day and early evenings. It has a raised up patio and alfresco dining area and is a very well stocked garden ideal for families.

56 Elmfield Road is a fine house in a great location of Gosforth, with easy access to the High Street, schools, restaurants and offices.

Viewings are strongly recommended on this outstanding luxury house.

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



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rare!  
From Sanderson Young