



10 Westfield Drive

Gosforth

rare!
From Sanderson Young





10 Westfield Drive
Gosforth, NE3 4XU

A well presented three storey semi detached villa, representing one of the finest style of houses that exists within central Gosforth.

This lovely property was purchased by the family in 1987 and since that time has been well cared for and maintained with the main roof replaced circa. 2013, the second floor improved approximately 6 years ago and two gas boilers installed around 10 years ago.

One of the key features of the property is its fabulous garden plot with a substantial west facing rear garden, which is well screened by tall trees and is ideal for families.

The property, which offers substantial accommodation, now provides a great opportunity for any purchaser to update and modernise to create an exceptional family home.

Price Guide:

Offers Over £1,500,000

7 3 4







Situated on Westfield Drive, only a short distance from Gosforth High Street, the property is ideally located for access to shops, cafes and restaurants, as well as further amenities and outstanding local schooling. There are excellent road and transport links into Newcastle City Centre and throughout the region.

The accommodation comprises: Entrance porch | Reception hallway which leads into a larger entrance area and staircase leading up to the first and second floors above | Family sitting room to the front with a period fireplace | Principal drawing room at the rear which overlooks the stunning gardens and offers a further period fireplace | Dining room, also overlooking the rear garden, with a lovely tall high mantle fireplace surround.

To the side of the property, there is access to a lobby | Ground floor shower room WC, which has been refitted in more recent times with a modern wet room shower and a Japanese style WC | Large family kitchen with gas fired AGA, that also provides the back up water system, and a range of fitted units | Utility room and general store areas | Passageway with access into the single plus garage

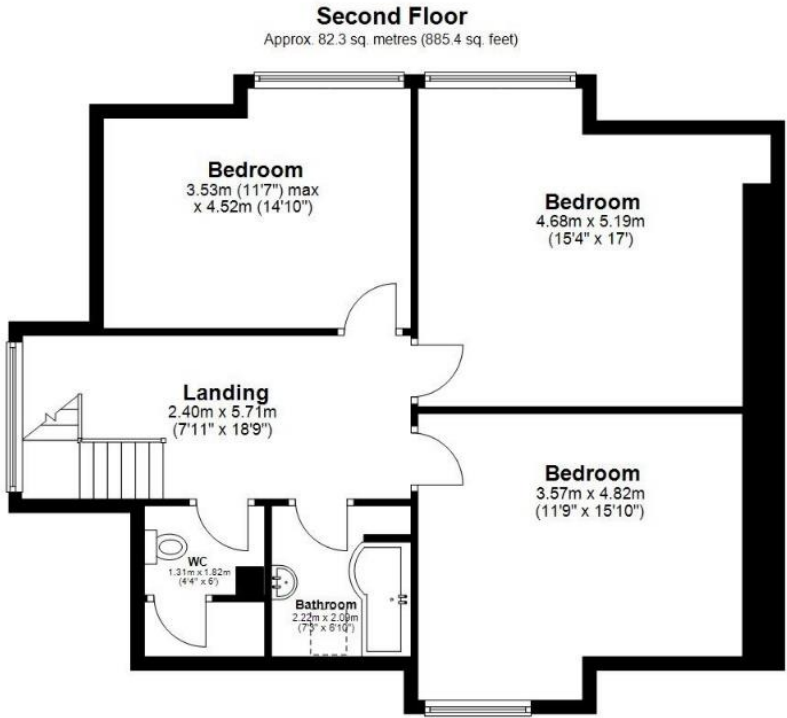
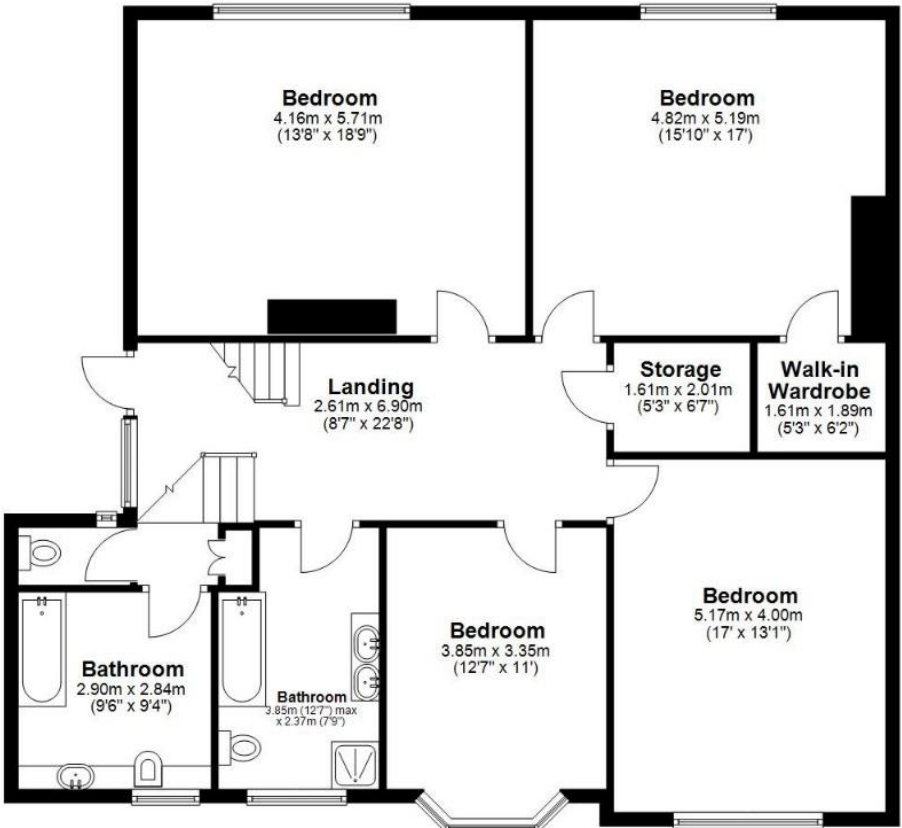
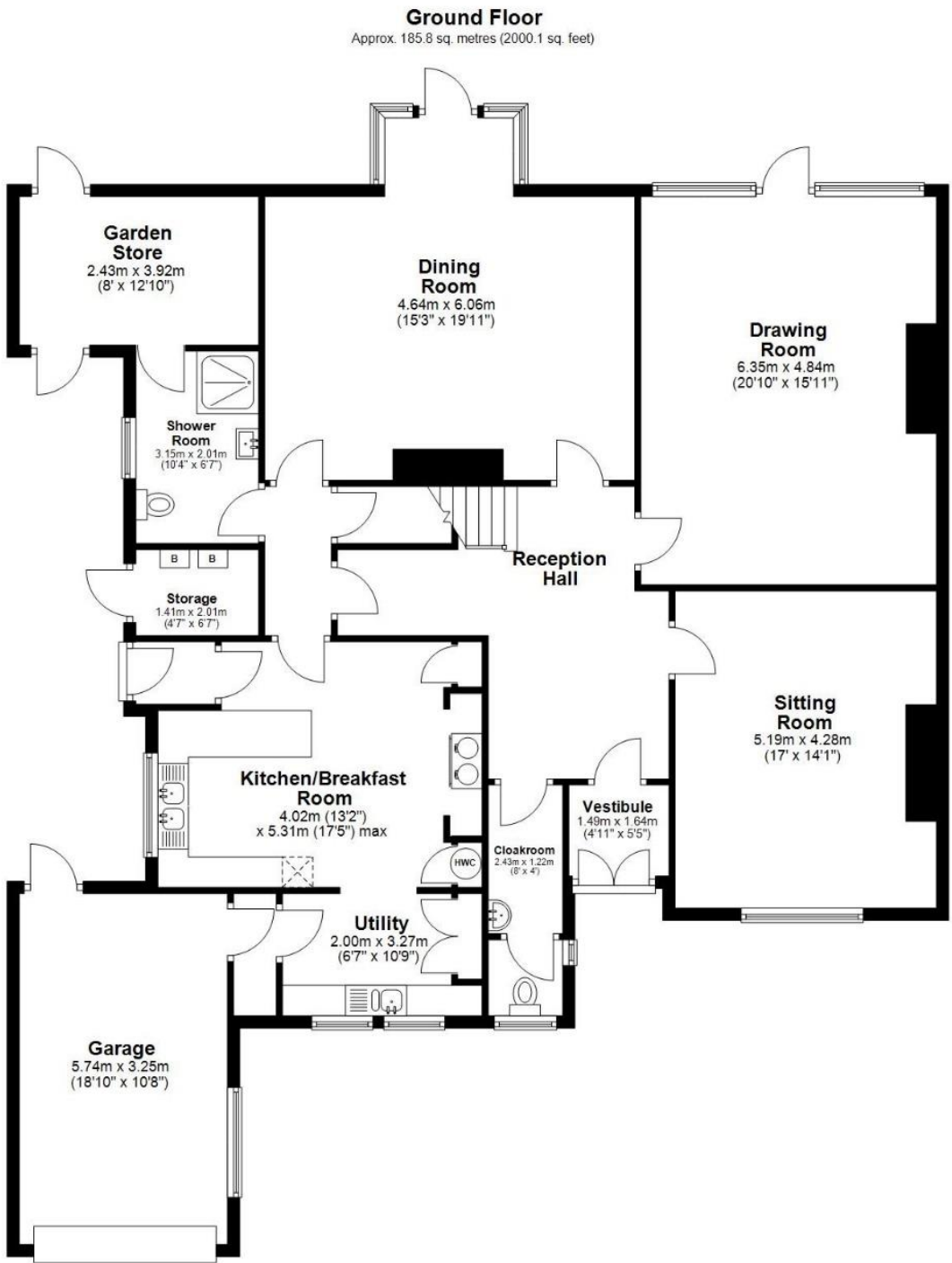


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First Floor
Approx. 134.1 sq. metres (1443.1 sq. feet)



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First floor landing | Four good sized double bedrooms, two at the front and two at the rear. The principal bedrooms at the rear are very large with one benefitting from a walk in wardrobe and the other providing excellent storage | Two family bathrooms | Separate WC | Second floor landing | Modern bathroom WC | Three further bedrooms, which gives flexibility for studies or teenagers bed/sitting rooms if required.

Externally, the property benefits from a driveway with parking for two vehicles with access to the single garage and a pedestrian pathway | Stunning rear west facing garden, which is laid predominately to lawn with patio areas and tall mature trees to give great privacy. Viewings are highly recommended to appreciate the size and space of accommodation on offer!

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

Total area: approx. 402.1 sq. metres (4328.7 sq. feet)
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