



Eastwood House

West Avenue, Gosforth



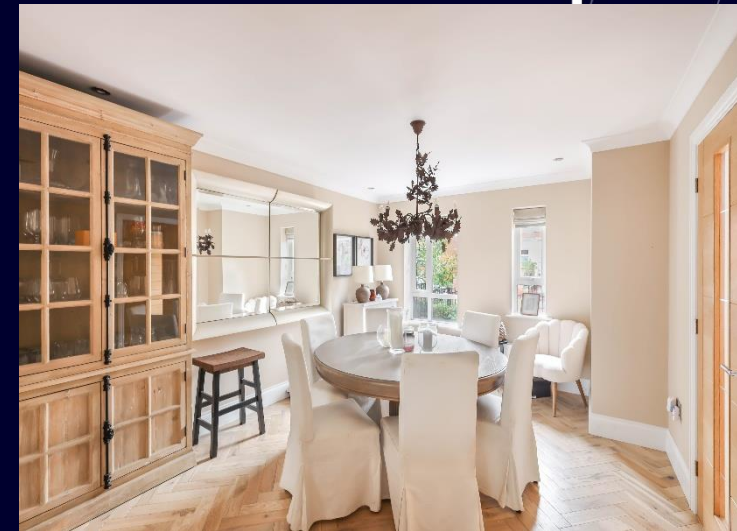
Eastwood House, West Avenue, Gosforth, NE3

Modern & Stylish Semi Detached Family Home Boasting Five Bedrooms, Four Bathrooms, Three Reception Rooms, Study, Utility, Off Street Parking for Multiple Vehicles & Garden!

Eastwood House, West Avenue is perfectly situated within the very heart of Gosforth's Conservation Area and gives direct access to everything central Gosforth has to offer including outstanding state and independent schooling, Gosforth High Street with its shops, cafes and restaurants, as well as excellent transport links into Newcastle City Centre and beyond.

The property itself was constructed approximately 10 years ago and enjoys well proportioned accommodation that is placed over three floors and is an ideal family home. It has been further improved and upgraded by the existing owners, and offers a beautifully refitted kitchen, as well as a detached garage and driveway to the rear of the property.

Boasting over 3,000 sq.ft, the internal accommodation comprises: Reception hall | Ground floor WC | Generous dining room to the front of the property with bifold doors connecting through to the kitchen | Highly impressive and refitted open plan kitchen, dining & living room. The kitchen enjoys a range of modern cabinetry & worktops, integrated appliances throughout and a large central island | The dining space enjoys a vaulted ceiling with roof light and glazed bifold doors onto the rear garden | Utility room with rear access | Ground floor study | Understairs storage





The staircase then leads up to the first floor landing and onto an excellent formal living room with a mezzanine level to the dining space below | The first floor accommodates two generous double bedrooms which share the use of the family bathroom with four piece suite, including Villeroy & Boch sanitaryware.

The stairs then continue up to the second floor and onto three further bedrooms | The principal bedroom enjoys a large double room to the rear, with access onto its own private balcony with southerly aspect | Separate dressing room with fitted storage and ensuite shower room WC | Bedroom two is a further large double, again with ensuite shower room WC | Bedroom three is a smaller double with fitted storage | Second family bathroom.

Externally, the property offers a single garage to the rear with a driveway in front offering off street parking | Front town garden with wrought iron gates and railings | South facing garden, laid partially to a paved patio terrace and partially to artificial turf | Further permit parking available on street.

Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this wonderful family home!

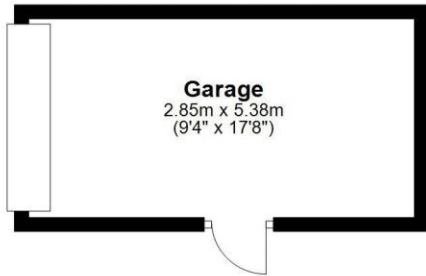
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating B.

Price Guide: Offers Over £995,000



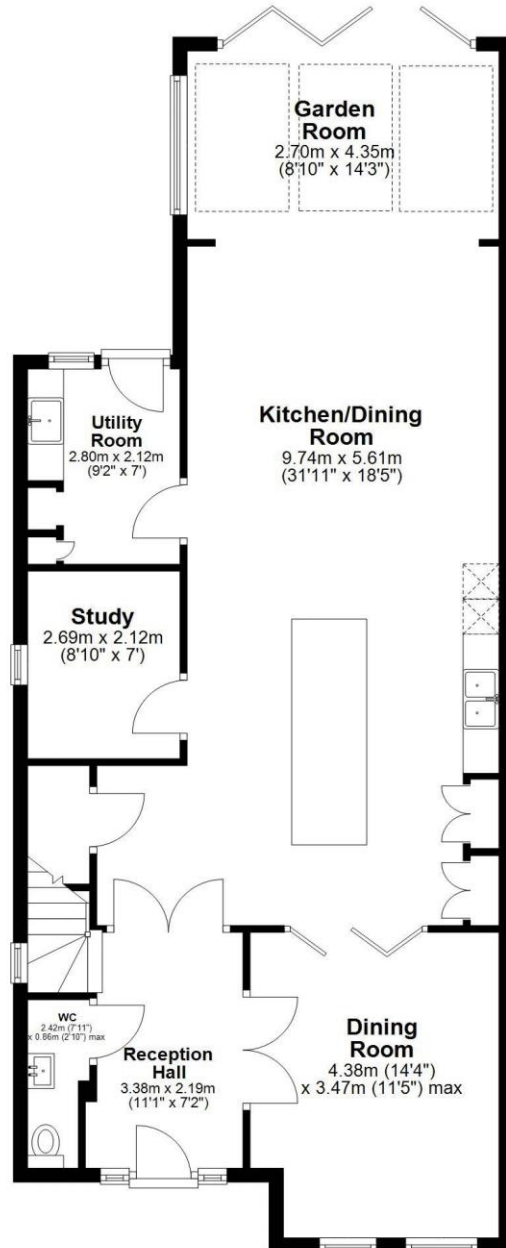
Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 15.3 sq. metres (164.9 sq. feet)



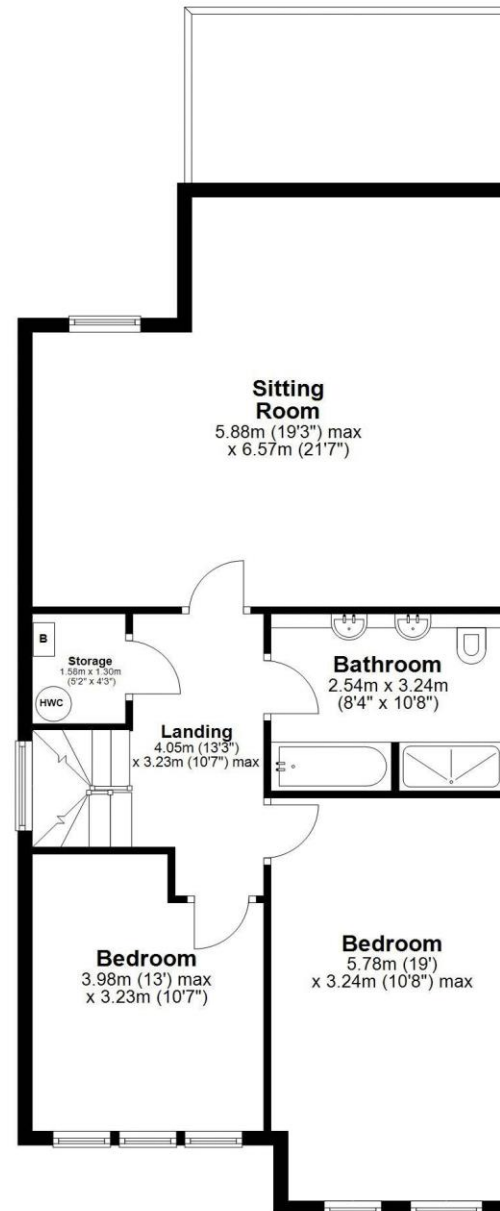
Ground Floor

Approx. 98.1 sq. metres (1056.1 sq. feet)



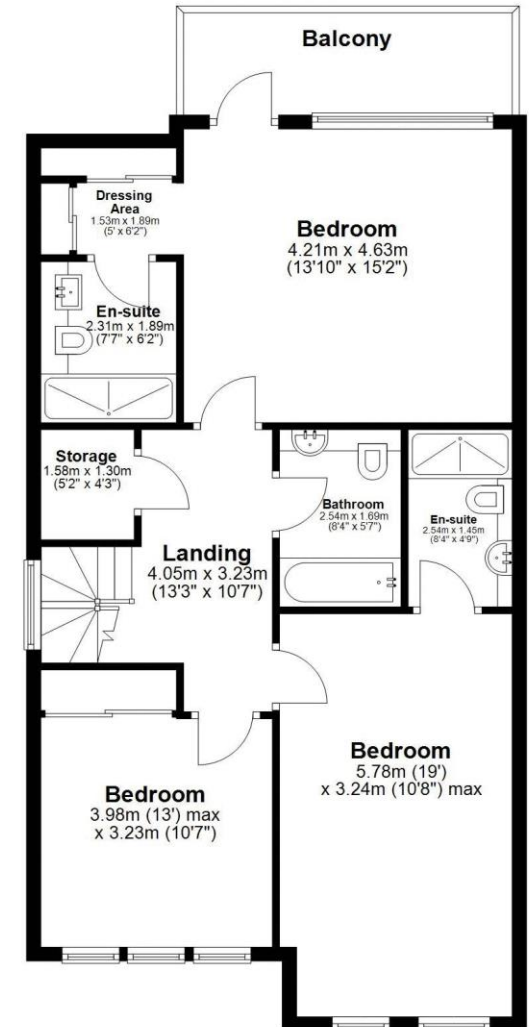
First Floor

Approx. 86.8 sq. metres (934.5 sq. feet)



Second Floor

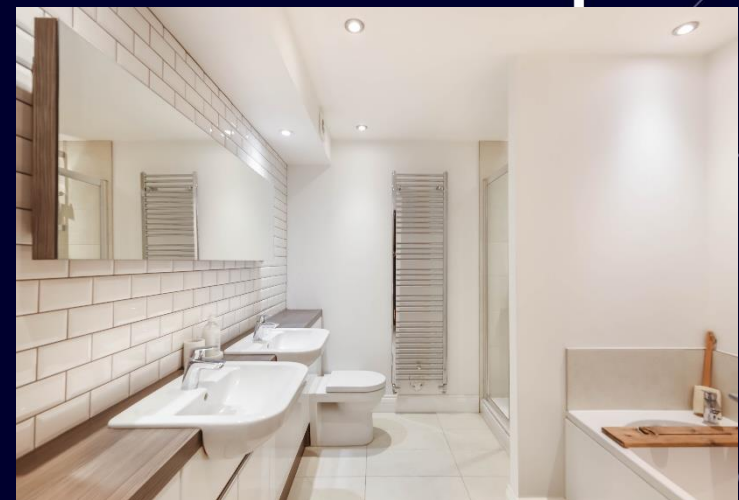
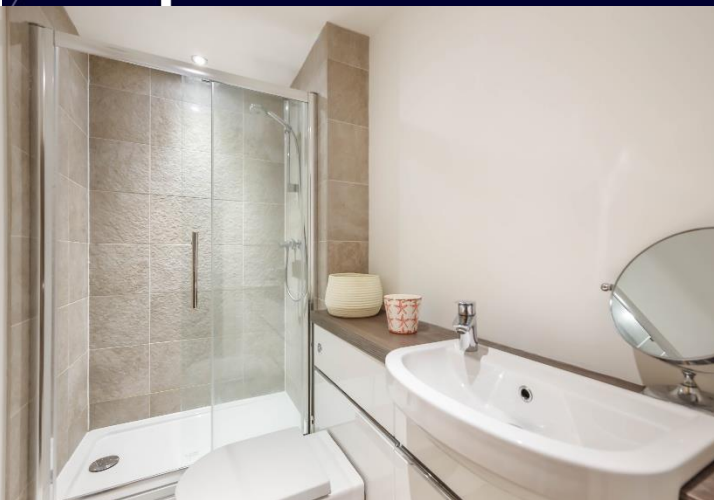
Approx. 79.8 sq. metres (858.5 sq. feet)



Main area: Approx. 264.7 sq. metres (2849.1 sq. feet)

Plus garages: approx. 15.3 sq. metres (164.9 sq. feet)

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rare!

From Sanderson Young

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