



Kenton Road Gosforth

An outstanding 7 bedroom detached house occupying a secluded position just off Kenton Road in Gosforth. This superb property has undergone substantial renovation by the current owners to offer a range of quality fixtures and fittings throughout. The property comprises to the ground floor reception hallway with glass staircase leading to the first floor.

The ground floor benefits from Italian marble flooring with underfloor heating, 35ft kitchen/dining room with high specification wall and base units, integrated appliances, granite work surfaces and centre island. It also features a quality fitted bespoke hardwood media wall with storage shelves. There is a 35ft family room with bar area ideal for entertaining and TV room with media wall. There is also a large utility/kitchen and a ground floor WC. There are 5 bedrooms to the first floor with the master benefitting from an en suite and large walk-in dressing room. The guest bedroom also features an en suite and there is also a family bathroom on this floor. The second floor features a further 2 double bedrooms and a box room which could easily be converted into a further bathroom. Externally to the rear is a lovely enclosed westerly facing garden with patio area whilst to the front a paved driveway providing ample off street parking which leads to a garage with electronically operated up and over door. Additional features include gas fired central heating, UPVC double glazing and security alarm. The property is well positioned for access to Gosforth High Street with its range of bars, restaurants and coffee shops. There are also excellent schools within the area.

Offers Over **£1,250,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, marble flooring.

SITTING ROOM 20'0 x 10'2 (6.10 x 3.10m)

Double glazed window to front, staircase to first floor, double radiator, marble flooring.

FAMILY ROOM/BAR 35'2 x 13'0 (10.72 x 3.96m)

Double glazed window, fully fitted bar, marble flooring, double glazed patio door.



KITCHEN/DINING ROOM/LIVING SPACE 35'0 x 23'5 (max) (10.67 x 7.14m)

Fitted with a range of wall and base units with granite work surfaces, centre island, 1 ½ bowl sink unit, NEFF microwave oven, built in electric oven, built in gas hob, extractor hood, space for automatic dishwasher, marble flooring, double glazed patio door, double glazed window.

UTILITY 10'3 x 9'9 (max) (3.12 x 2.97m)

Integrated dishwasher, tiled floor, double glazed window, double glazed door

FIRST FLOOR LANDING

Doors off to: bedrooms 1-5 and family bathroom. Velux window, built in cupboard housing hot water cylinder, staircase to 2nd floor with spindle banister.



BEDROOM ONE 14'9 x 13'2 (4.50 x 4.01m)

Double glazed window to rear, walk in dressing room, radiator.

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, set in vanity unit, low level WC, tiled floor, heated towel rail, double glazed frosted window, extractor fan.

BEDROOM TWO 12'5 x 11'2 (3.78 x 3.40m)

Double glazed window to front, fitted bedroom furniture, mirror fronted sliding doors, radiator.

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, set in vanity unit, low level WC.



BEDROOM THREE 15'4 x 9'2 (4.67 x 2.79m)

Double glazed window to front, radiator.

BEDROOM FOUR 13'4 x 12'7 (plus doorway) (4.06 x 3.84m)

Double glazed window to front, fitted wardrobes, built in cupboard, radiator.

BEDROOM FIVE 9'6 (max) x 7'6 (2.90 x 2.29m)

Double glazed window to front, fitted wardrobes, double radiator.

SECOND FLOOR LANDING

Doors off to: bedroom 6 and 7. Access to roof space.

BEDROOM SIX 17'9 x 16'6 (5.41 x 5.03m)

Velux window, fitted bedroom furniture, fitted wardrobes, radiator.

BEDROOM SEVEN 17'8 x 8'5 (5.38 x 2.57m)

Velux window.

BATHROOM/W.C.

Three piece suite comprising panelled bath with electric shower over, wash hand basin, set in vanity units, low level WC, extractor fan.

FRONT GARDEN

Block paved driveway.

REAR GARDEN

Laid mainly to lawn, decked patio, gated access.

GARAGE

Central heating boiler, electric up and over door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

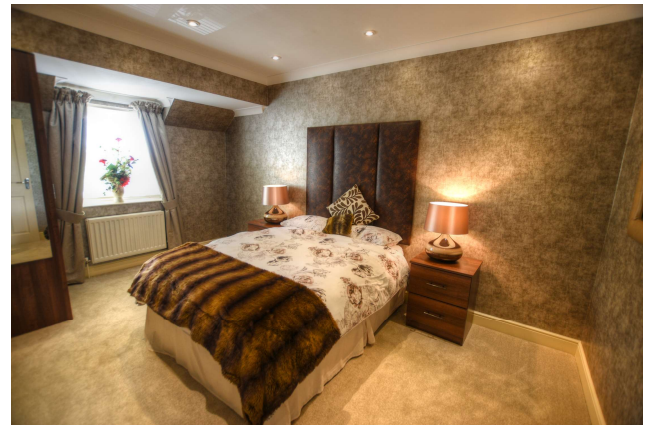
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: TBC

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Waiting on EPC





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