



Woodbine Road Gosforth

An impressive 4 bedroom mid terrace house located within this much sought after residential road in central Gosforth. The property has been much improved by the current owners to create a lovely family home. Key features include a quality fitted high gloss kitchen with integrated appliances, superb loft conversion with en suite and a bespoke hardwood garden office/summerhouse with additional secure storage facility. There are also lovely mature gardens to the front and rear.

Briefly comprising entrance vestibule with mosaic tiled flooring leading to the reception hallway with hardwood flooring. There is a sitting room to the front with bay window and feature fire place together a lovely dining room with feature fireplace and French doors leading to the rear garden. There is also a 24ft dining kitchen fitted with a range of quality wall and base units with integrated appliances. To the first floor are 3 bedrooms 2 of which benefit from fitted wardrobes. Bedroom 3 is currently being used as an office. There is also a family bathroom with shower and a separate WC. To the second floor is a fabulous loft conversion with Velux window and hardwood flooring. It also benefits from an en suite shower. Externally to the rear is a lawned garden with patio area which also includes a bespoke garden room/office and secure storage facility. There is a pleasant private southerly facing garden to the front. The property provides access to excellent local schools. The high street is within easy walking distance with its range of shopping facilities, coffee shops bars and restaurants.

Offers Over **£550,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE LOBBY

Tiled floor.

RECEPTION HALL

Entrance door, hardwood floor, radiator.

SITTING ROOM 13'7 x 17'9 (4.14 x 5.41m)

Double glazed bay window to front, feature fireplace, living flame effect gas fire, coving to ceiling, ceiling rose, hardwood floor, radiator.



DINING ROOM 10'4 x 13'8 (3.15 x 4.17m)

Double glazed French door, feature fire place, living flame effect gas fire, coving to ceiling, radiator.

BREAKFAST KITCHEN 24'2 x 8'10 (7.37 x 2.69m)

Fitted with range of high gloss wall and base units, 1 1/2 bowl sink unit, built in double oven, built in gas hob, extractor hood, fridge freezer, washing machine, dishwasher, laminate floor, two radiators, double glazed window, double glazed door, double glazed patio doors.



FIRST FLOOR LANDING

Doors off to: bedroom one, two and three, and bathroom. Solid beechwood spiral staircase to second floor, access to loft space with combination boiler, radiator.

BEDROOM ONE 15'3 x 10'4 (4.65 x 3.15m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM TWO 13'9 x 10'4 (4.19 x 3.15m)

Double glazed window to rear, fitted wardrobes, laminate floor, coving to ceiling, radiator.

BEDROOM THREE

Double glazed window to front, hardwood floor, radiator.

SECOND FLOOR LANDING

Doors off to: bedroom four.

BEDROOM FOUR 19'3 x 15'7 (5.87 x 4.75m)

Velux windows, hardwood floor, two radiators.



EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, low level WC, part tiled walls, Velux window, radiator.

BATHROOM/W.C.

Panelled bath, pedestal wash hand basin, step in shower cubicle, low level WC, bidet, laminate floor, double glazed frosted window.

SEPARATE W.C.

Low level WC, wash hand basin, part tiled walls, double glazed frosted window.

FRONT GARDEN

Laid mainly to lawn, southerly facing, flower, tree and shrub borders.

REAR GARDEN

Lawned area, paved area, gated access, apple tree, walled boundaries.

GARDEN OFFICE 8'0 x 7'10 (2.44 x 2.40m)

STORE 8'0 x 8'6 (2.44 x 2.60m)

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

EPC RATING: D

GS00015569.DJ.PC.27.03.25.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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