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12 Stable Lane

Gosforth



SANDERSON YOUNG
estate agents &
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Price Guide: £399,000



12 Stable Lane, Gosforth

Newcastle upon Tyne NE3 2DH

SITUATION AND DESCRIPTION

A spacious and well presented 5 bedroom family home occupying a very pleasant position towards the head of this quiet cul-de-sac within this Red House Farm development. The property was extended during 2012 to provide two further reception rooms and a fifth bedroom, whilst benefiting from gas central heating to radiators, double glazing, driveway parking for two cars as well as an attached double garage.

The property enjoys private mature gardens with accommodation which briefly comprises: entrance vestibule with cloakroom/wc, hallway with stairs to the first floor, access to the fitted kitchen/breakfast room overlooking the rear garden, lounge with French doors to the rear, dining room, family room and substantial garden room both of which also enjoy access to the gardens. To the first floor there is a master bedroom with en-suite shower room/wc, second guest double bedroom with en-suite shower room/wc, three further good sized bedrooms and a family bathroom/wc.

The property comprises:

ENTRANCE LOBBY

With cornice, radiator, double glazed window, part glazed door to the hallway and access to cloakroom/wc.

CLOAKROOM/WC

With pedestal wash hand basin and tiled splashback, close coupled wc, radiator and opaque double glazed window.

ENTRANCE HALLWAY

The entrance hallway has stairs giving access to the first floor with understairs coat and storage area, recessed lighting, cornice and radiator.

KITCHEN/BREAKFAST ROOM

16'2 x 12' (4.93m x 3.66m)

With a range of contemporary beech effect wall and base units including display cabinets with contrasting work surfaces and splashbacks, New World gas range with stainless steel extractor hood over, integrated dishwasher, one and a half bowl stainless steel sink unit and drainer with mixer tap, recessed lighting, TV point, radiator, two double glazed windows overlooking the garden and access door to the double garage.

LOUNGE

18' x 11'11 (5.49m x 3.63m) plus 14'7 (4.44m) including recess) minimum

A lovely principal reception room with a square bay window with double glazed French doors giving access to the garden,

feature fire surround and gas living flame fire with marble inset and hearth, ceiling cornice, two radiators, TV point and additional double glazed window to the rear.

DINING ROOM

8'11 x 12'7 (2.72m x 3.84m)

Positioned to the front of the property the dining room, currently used as a study by the present owners, has a double glazed window, ceiling cornice, radiator and a telephone point.

PLAYROOM/FAMILY ROOM

8'10 x 16'8 (2.69m x 5.08m)

An additional reception space provided by the extension to the rear with double glazed French doors giving access to the garden, Amtico flooring and a radiator.

GARDEN ROOM

18'10 x 12'1 (5.74m x 3.68m)

A substantial additional reception space which enjoys double glazed windows to two elevations as well as double glazed French doors giving access to the gardens, two Velux style windows to the roof space, Amtico flooring and two radiators.

FIRST FLOOR LANDING

A galleried landing with a double shelved storage cupboard, cornice to ceiling, recessed lighting and a double glazed window to the rear.

BEDROOM ONE

13'5 x 12'1 (4.09m x 3.68m)

The master bedroom has two double built-in wardrobes providing hanging and shelving, radiator and double glazed window to the rear.

EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle, pedestal wash hand basin and low level wc. The en-suite has part tiled walls, recessed lighting, radiator and opaque double glazed window.

Accessed from the master bedroom there is a large walk-in airing cupboard/drying room with loft access hatch and water tank.

BEDROOM TWO

12'3 x 9'11 (3.73m x 3.02m)

A double guest bedroom with built-in wardrobe providing hanging and shelving space, recessed shelving with undershelf lit vanity area, radiator and a double glazed window to the front.



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EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle, pedestal wash hand basin, close coupled wc, recessed lighting, extractor fan, radiator and part tiled walls.

BEDROOM THREE

9'8 x 8'10 (2.95m x 2.69m)

With a double glazed window to the rear and radiator.



BEDROOM FOUR

9'9 x 8'10 (2.97m x 2.69m)

With double glazed window to the rear and a radiator.

BEDROOM FIVE

12'6 x 8'8 (3.81m x 2.64m)

With a double glazed window to the side elevation and radiator.

FAMILY BATHROOM

Comprising panelled bath with shower over and screen, wash hand basin and wc set into a vanity unit with storage and vanity mirror over, part tiled walls recessed lighting, Velux window to the roof light, shaver point and chrome towel radiator.



EXTERNALLY

The property is approached to the front via a block paved driveway providing off road parking for two cars and leading to the attached double garage.

DOUBLE GARAGE

The attached double garage has been fitted out to the rear to provide a utility area with wall and base units, roll top work surfaces, stainless steel sink unit and drainer, plumbing for an automatic washing machine, space for a tumble dryer and central heating boiler. The garage has two electric up and over doors with space for 2 cars, power and lighting and a rear access door leading to the garden.

The garden is totally enclosed, and to the side elevation there is a fenced lawned garden area with access gate, timber storage shed and flagged patio. The rear garden is also laid to lawn with flower borders, trees including fruit, raised beds, flagged pathway, cold water tap and large, enclosed area currently utilised as a hen coup, with timber bark and shrubs. There are 2 outside power points.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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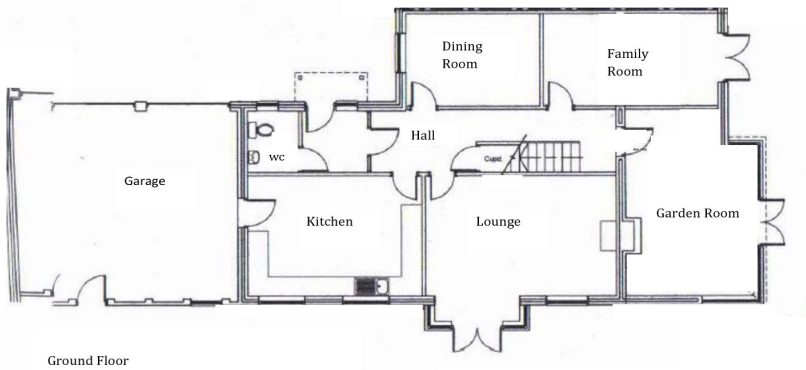
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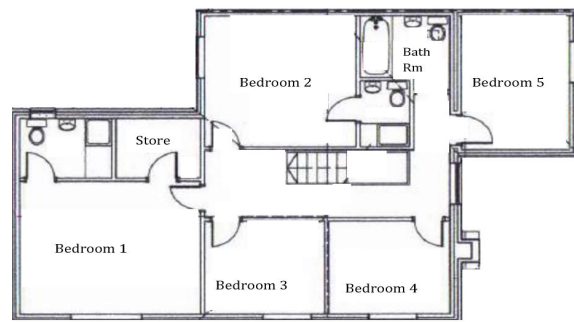


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Ground Floor



First floor





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