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15 Woodbine Avenue
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £595,000



15 Woodbine Avenue, Gosforth, Newcastle upon Tyne NE3 4EU

SITUATION AND DESCRIPTION

An impressive four/five bedroom terraced house, well positioned on one of central Gosforth's most prestigious and sought after residential roads. The house has retained many original features including beautiful marble fireplaces, decorative ceiling coving, and sash windows, with an Aga in the kitchen/breakfast room and magnificent first floor drawing room. The superb family home has been refurbished by the current owners to an exceptionally high standard, with great attention to detail to the period of the house, with brass door furniture, solid oak block flooring, decorative etched glazed doors and traditional style bathrooms.

The accommodation briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, dining room, fabulous kitchen/breakfast room with AGA, utility room, impressive drawing room/master bedroom, two further first floor bedrooms, bathroom and separate wc, drying/boiler room, two second floor bedrooms, shower room/wc, attractive front town garden, west facing rear courtyard, single garage.

Woodbine Avenue lies just a few hundred metres from Gosforth High Street with its excellent amenities, shops, cafes and restaurants, and is situated within the catchment area of a wide variety of good local schools for children of all ages.

The property comprises:

ENTRANCE VESTIBULE

With a glazed stained glass and etched door to the reception hallway, oak parquet style flooring, cloak hooks, alarm panel and decorative ceiling coving.

RECEPTION HALLWAY

A lovely reception hallway with oak parquet style block herringbone flooring, a balustrade staircase to the first floor with carved newel post, under stairs storage, and two radiators. The hallway has a dado rail, decorative corbels and stripped pine doors opening to the cloakroom/wc, sitting room, dining room and kitchen/breakfast room.

CLOAKROOM/WC

An under stairs cloakroom with close coupled wc, wall mounted basin, part wood panelled walls and wood parquet style flooring.

SITTING ROOM

18'8 x 13'7 (5.69m x 4.14m)

An elegant sitting room with a bay window to the front elevation overlooking the town garden, a beautiful marble fireplace with cast iron and tiled insert and brass canopy, book shelves to each alcove, four radiators, a ceiling rose and coving.

DINING ROOM

16'8 x 12'3 (5.08m x 3.73m)

A lovely formal dining room with a window to the rear overlooking the courtyard, a marble fireplace with a tiled insert and hearth, ceiling coving, picture rail and two radiators.

A stained glass and etched door opens from the hallway to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10'9 x 17'9 (3.28m x 5.41m)

A superb family kitchen/breakfast room fitted with an extensive range of oak fronted wall and base cabinets with granite worktops incorporating a 'Franke' inset stainless steel sink with waste disposal, integrated dishwasher, wine cooler and plumbing for an American style fridge/freezer.

The main focal point of the kitchen/breakfast room is the gas fired cream AGA with two sash windows overlooking the courtyard, ceiling coving, inset spots, under unit and over unit lighting and a radiator.

A door opens to the utility room.

UTILITY ROOM

4'6 x 11' (1.37m x 3.35m)

A well-appointed utility room fitted with a range of wall and base cabinets, with solid wood worktops incorporating a Belfast style sink with extendable hose tap, plumbing for a washing machine and space for a fridge. Within the utility there is a pulley/airer to the ceiling, tiled flooring, a radiator and ceiling coving. Doors open from the utility room to the garage and the rear courtyard.

Returning to the hallway a staircase leads to the first floor.

HALF LANDING

A spacious half landing with a dado rail, ceiling coving, a radiator with decorative cover and doors giving access to the family bathroom and bedroom three/study.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

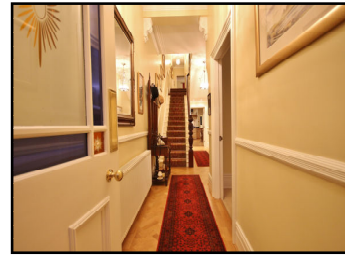
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STUDY/BEDROOM THREE

12'3 x 11'1 (3.73m x 3.38m)

A double bedroom, currently used as a study, with a sash window to the rear, a radiator, ceiling coving and dado rail.

FAMILY BATHROOM

13'4 x 7'4 (4.06m x 2.24m) max inclusive of shower

A traditional family bathroom with a cast iron freestanding roll top bath with ball and claw feet and antique style shower attachment, wash hand pedestal basin and low level wc. In addition to this, there is a large mains shower, sash window to the side, period style heated towel rail and oak flooring. The bathroom has ceiling coving and inset spots.

SEPARATE WC

With a low level wc, wall mounted basin, chrome ladder radiator, sash window to the side and oak flooring.

FIRST FLOOR LANDING

With a continuation of the staircase to the second floor bedroom accommodation, a radiator and doors leading to the Drawing room and bedroom two.

DRAWING ROOM/BEDROOM ONE

19'6 x 18'8 (5.94m x 5.69m) max into alcoves and bay

A fabulous drawing room with sash bay window and additional window to the front elevation. The drawing room, which could be used as a master bedroom, has a beautiful marble fireplace with a brass canopy and tiled insert, decorative ceiling coving, picture rail, oak flooring and four radiators.

BEDROOM TWO

16'8 x 12'3 (5.08m x 3.73m)

A large double bedroom with a sash window to the rear elevation, ceiling coving, a picture rail and rose, space for free standing bedroom furniture and a radiator.

A staircase leads to a half landing.

HALF LANDING

With a Velux window to the roof and access to a drying/store room.

DRYING/STORE ROOM

17'6 x 8'9 (5.33m x 2.67m)

With a gas boiler, water tank, roof light, radiator and power and lighting.

SECOND FLOOR LANDING

With access to the loft and an original built-in storage cupboard.

BEDROOM FOUR

15'9 x 18' (4.80m x 5.49m)

A generous double bedroom with double glazed UPVC window to the front elevation, oak flooring, traditional style radiator and ceiling coving.

SHOWER ROOM/WC

11'1 x 5'6 (3.38m x 1.68m)

A large walk-in shower with a rainfall shower head and separate handheld shower attachment, wash hand pedestal basin and close coupled wc. The shower room has a traditional style radiator, built-in dresser style cabinets with storage, oak flooring, Velux window to the roof, inset spots, ceiling coving and shaver point.

BEDROOM FIVE

10'5 x 12'4 (3.18m x 3.76m)

A double bedroom, with a sash dormer window to the rear elevation and a radiator.

EXTERNALLY

To the front of the property there is an attractive town garden. To the rear there is an enclosed west facing rear courtyard with a gate giving access to the rear lane.

GARAGE

9'2 (widening to 10'9) x 16'6 (2.79m x 5.03m)

With a roller door, power, lighting and a water tap.

SERVICES

The property has mains electricity, gas, 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: F



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





SANDERSON YOUNG
estate agents &
property consultants



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All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

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