



# 30 Westfield Drive, Gosforth Newcastle upon Tyne NE3 4XY

## **SITUATION AND DESCRIPTION**

30 Westfield Drive provides a beautiful three storey semi detached family home, set back in this very popular and well sought after residential area. The property was purchased by the current owners in 1987 and has in more recent times had a number of improvements carried out. The most significant improvement is the beautiful garden room and extension at the rear covering the whole of the back of the house and linking the kitchen and the dining room together. This extension lies under a glazed lantern style roof and has double doors leading out to the garden as well as an excellent sitting area for family day to day living. The kitchen has also been refurbished in recent times and has a beautiful arrangement of hand painted cabinets with wood and granite worktop surfaces as well as excellent built-in appliances and modern day fittings.

The principal hall is wide and welcoming with a lovely bay window at the front overlooking the drive. It connects on from the hall to a cloakroom and a separate wc. The sitting room is at the front of the property with a beautiful fireplace and bay window. The dining room is at the rear also with a lovely fireplace and double doors on to the garden room, it has its own breakfast area and family lounge area.

To the rear of the substantial garage there is a passageway linking to the gardens, as well as a utility room and a general pantry, which were rebuilt in circa 2000. The garage provides single plus accommodation with excellent workshop and storage areas as well as a roller door.

To the first floor there are three good double bedrooms, the two largest double rooms have excellent storage space and the master bedroom at the rear leads on to its own luxury en-suite shower room, with a beautiful suite by 'Vernon Tetbury' and lovely marble surrounding the basins. Those bedrooms have access to the family bathroom and there is a separate wc.

To the second floor there are two further double bedrooms and the main bedroom is a very significant large room, with a dormer window to the front and fabulous cherrywood furniture. This bedroom is used as a professional study and working office but it would be ideal as a teenagers bedroom/sitting room. The fifth double bedroom has a Velux window to the side of the house.

The property has gas radiator central heating, double glazing set in wood frames and lovely interior design and decoration.

Westfield Drive is a popular area, with these houses having lovely gardens at the front which are south facing and a long drive with off-street parking, as well as a well proportioned garage. The rear garden also enjoys lawned areas with a lovely terrace and patios as well as maturing shrubs and bushes.

A highly impressive house in an excellent residential area of Gosforth. A viewing is strongly recommended.

The property comprises:

Access is to the front of the house with glazed double doors leading in to the shallow entrance porch.

## **ENTRANCE PORCH**

With quarry tiled flooring and panelled and glazed door which leads through to the vestibule.

## **RECEPTION HALLWAY**

With lovely decoration and high ceilings with cornice detailing. The hallway opens to the bay at the front of the house providing a lovely light and bright area. There are two central heating radiators, fabulous Karndean flooring with border detailing and four doors leading off to the accommodation, as well as a door connecting to the cloakroom/wc.

## **CLOAKROOM/WC**

With a close coupled wc, wash hand basin, storage and a central heating radiator. There is also a useful door connecting into an under stairs cloaks storage cupboard, which houses the alarm control panel.

The first door leading from the hallway connects to the sitting room.

## **SITTING ROOM (front facing)**

(6.167m x 4.245m) maximum in to the bay

A very impressive sitting room with a lovely aspect to the front of the house with double glazed windows and wood frames, central heating radiator, cornice detailing and a fabulous fireplace surround with marble hearth and a coal burning effect gas fire inset.

## **DINING ROOM (rear facing)**

(5.375m x 4.234m)

With contrasting decoration above and below the dado rail, cornice detailing, Adam style fireplace surround with wood trim, marble hearth and inset with brass trim to the coal burning effect gas fire. There is a central heating radiator with lattice front and glazed double doors linking through to the garden room and kitchen.

The last door connecting from the hall leads to the kitchen/breakfast room and garden room.

## **KITCHEN/BREAKFAST ROOM**

(4.231m x 5.931m)

The kitchen is beautifully equipped and fitted with an excellent arrangement of painted base, wall and drawer cabinets with contrasting solid wood and granite worktop surfaces. The kitchen has been refurbished in recent times to a very high standard with stainless steel double sink, monobloc tap, built-in 'Zanussi' dishwasher and 'Britannia' cooking range with double ovens, five ring gas hob with extractor hood above and stainless steel back plate and an integrated 'Bosch' microwave oven. The worktop

surfaces have lovely glazed splash backs and there is a central island unit which has a circular vegetable preparation bowl, excellent storage cupboard with pullout wicker baskets and an attractive display cabinet, central heating radiator with lattice fronted cover and beautiful Karndeian flooring.



**GARDEN ROOM** (rear facing)  
(8.461m x 3.551m)

Fabulous Karndeian flooring runs throughout the garden room and kitchen with mosaic tiled detailing. The garden room was added to the rear of the house in 2002, there are four double central heating radiators, beautiful hardwood double glazed windows, superb ceiling spot lights and a lantern glazed roof with automatic sensor controlled openings. The garden room has double doors and a single door that leads out on to the patio and terrace.



The kitchen also has access leading to the side of the property, connecting to the garden as well as the garage. From this corridor a door leads to a useful pantry.

**PANTRY**  
(2.753m x 1.719m)

With wall storage cabinets and work bench space with fluorescent tube lighting.

A separate door leads to the utility room.

**UTILITY** (rear facing)  
(2.768m x 2.128m)

The utility room has a stainless steel sink unit, fitted base and drawer units, space and plumbing for a washing machine and tumble dryer, tiled surrounds to worktops, double panelled radiator and a 'Baxi' wall mounted gas fired central heating boiler which provides central heating and domestic hot water to the house.

Returning to the entrance hallway the beautiful staircase with its brass rods and painted wood spindles leads up to the first floor landing, with a double glazed side window.

**BEDROOM TWO** (front facing)  
(5.176m x 3.909m)

With built-in double wardrobes either side of the chimney breast with storage drawer units beneath, pedestal wash hand basin with mirror above, shaver strip light, single panelled radiator and double glazed windows with a very pleasant southerly aspect.

**BEDROOM ONE** (rear facing)  
(5.255m x 4.291m)

With fabulous wood flooring, single panel radiator, double glazed windows with super views looking over the rear gardens. There are contemporary reading wall lights and the bedroom has access to an en-suite shower room.

**EN-SUITE SHOWER ROOM**

The shower room has been refurbished in recent times and has a beautiful double shower with wet panel walls and sitting area, high quality shower unit with alternating spray, folding screen doors, his and hers vanity wash hand basins by 'Vernon Tetbury', oval shaped basins with chrome monobloc taps, excellent storage space beneath and marble tops which extend to provide a dressing table with further drawer units. There is a shaver socket, mirrors above the basins with fluorescent tube lighting, close coupled wc with concealed cistern and central heating radiator.

**BEDROOM THREE** (front facing)  
(4.242m x 2.652m)

With a single panelled radiator this good double room has an excellent south facing aspect.



### **FAMILY BATHROOM**

With a white suite with panelled bath, chrome monobloc tap, handheld shower unit, pedestal wash hand basin, half full height tiling, heated chrome towel rail and central heating radiator. There is a mirrored medicine cabinet, separate wc with close coupled wc.



The last door from the landing leads to the airing cupboard housing the hot water tank, which has an immersion heater.

The main stairs then continue and lead to the second floor of the house.

### **BEDROOM FOUR** (front facing) (8.091m x 4.081m)

A very impressive bedroom which is currently equipped and fitted as a professional study and working office, with a beautiful arrangement of cherry wood furniture including wardrobes and hanging rails as well as drawer space and glass fronted cabinets.



Two professional desks and work stations are also created, providing a beautiful working office to the house. There are two single panel radiators, spot lighting and a superb dormer window with great views to the south.

The last door leading from the landing is to bedroom five.

### **BEDROOM FIVE** (side facing)

(4.551m x 2.580m)

With Velux window to the side elevation, access to useful storage, single panelled radiator and pedestal wash hand basin.

### **EXTERNALLY**

To the front of the property the house has three parking facilities and a lovely block paved drive giving on-site parking for a number of cars and leading to the garage.



### **GARAGE**

(6.834m x 4.320m)

A very useful garage with electrically operated roller door, integral storage cupboards, fluorescent tube lighting and excellent storage space for shelving.

The front garden has herbaceous borders with mature shrubs and bushes, lovely curved brick returning wall with flower beds and stone path and terrace. The gardens are a lovely feature of this lovely home.

At the rear of the property the garden continues to be a lovely feature and has a fabulous stone flagged terrace and patio, as well as neatly presented flower and shrub borders curving around the central lawn. There are a number of attractive trees and shrubs giving good colour to the garden in season. The garden has a very pleasant aspect and enjoys good sunshine in the summer afternoons and early evenings.

### **SERVICES**

The property has mains gas, electric and water services.

### **TENURE**

Freehold

### **FLOOD RISK**

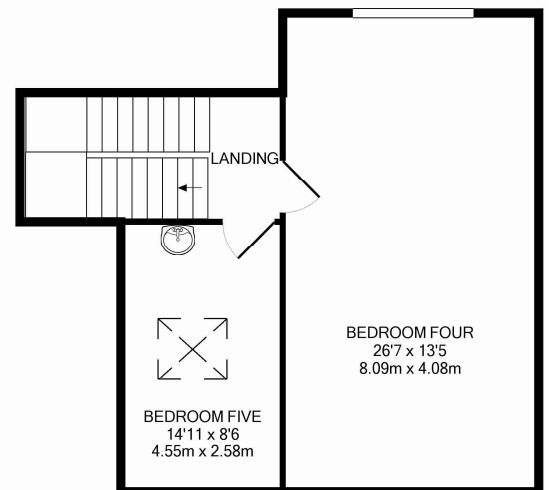
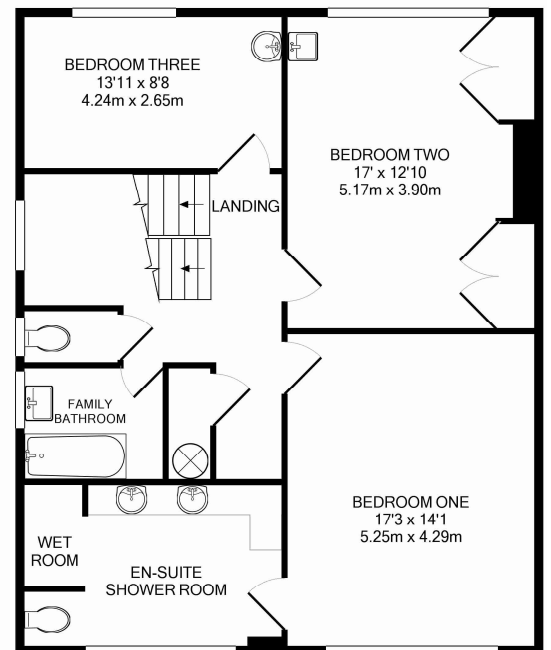
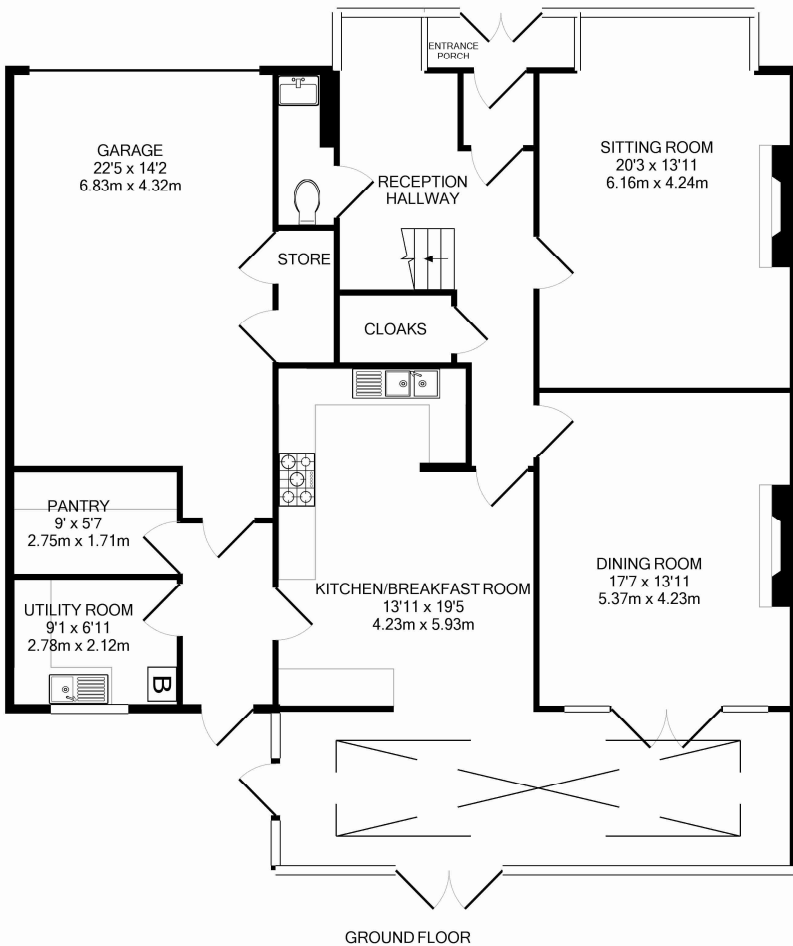
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: D



30 WESTFIELD DRIVE, GOSFORTH, NEWCASTLE NE3 4XY  
TOTAL APPROX. FLOOR AREA 3046 SQ.FT. (283.0 SQ.M.)

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**OPEN 7 DAYS A WEEK**

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30 Westfield Drive  
Gosforth



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Price on Application

