



4 Graham Park Road, Gosforth Newcastle upon Tyne NE3 4BH

SITUATION AND DESCRIPTION

No. 4 Graham Park Road is a fabulous detached three storey family home, which is very well located within the heart of Gosforth and surrounded by beautiful period homes.

The accommodation includes an entrance vestibule with cloakroom. The reception hall is a lovely focal point of the property and leads on to the front of the house, where there is a family room and a large family kitchen and breakfasting room with brand new five oven Aga. The kitchen leads on to a utility & laundry room which connects in turn to the double length garage. The front of the garage is currently used as a gymnasium. The two formal reception rooms are situated at the rear of the house; one is a drawing room and the second is a dining room. Both have period fireplaces, tall ceilings with cornicing and bay windows with doors leading out to the stone flagged terraces.

To the first floor of the property there are three good double bedrooms and one single bedroom; the master bedroom having an en-suite bathroom. The three remaining bedrooms have access to a family shower room. To the second floor there are three further double bedrooms, a second shower room and a general store room which could be converted into a second bathroom.

The house benefits from the installation of a brand new central heating system with gas boiler and pressurised hot water cylinder. There is also a newly installed alarm system and an intercom system which links throughout the house.

No. 4 Graham Park Road has a great deal of style and character. The front of the house has a semi-circular drive with in and out access and good on-site parking, as well as a double length garage to the side of the property and parking for three cars. The rear garden is particularly suitable for larger families, with open lawned areas, stone flagged terraces and patios and a barbecue.

The proportions of the rooms are grand and reflect the character of its building era.

Graham Park Road is a popular residential area of Gosforth and enjoys easy access to the High Street, local schools and the Town Moor.

Viewing is strongly recommended.

The property comprises:

Access is to the front and side of the house, with a panelled entrance door leading into the vestibule.

ENTRANCE VESTIBULE

With stained and leaded glass feature window, tiled floor and door through to the cloakroom.

CLOAKROOM

Comprising pedestal wash hand basin and separate close

coupled wc, single panelled radiator and cloak hooks.

RECEPTION HALL

The focal point of the house, with stunning parquet oak floor, tall ceiling, cornice detailing, central heating radiator with lattice fronted cover and original panelled doors leading off to principal reception rooms. There is a store cupboard beneath the stairs with steps down to a lower general storage.



SITTING ROOM (front facing)

16'2 x 17'0 (4.93m x 5.19m) measurements into bay window

With tall ceiling, cornicing, Adam style fireplace with open grate and hearth, plantation shutters to the bay window, deep skirting boards, telephone point, double panelled radiator and door through to the kitchen.

KITCHEN & BREAKFASTING ROOM (front facing)

19'1 x 18'0 (5.83m x 5.49m)

Fitted with a range of base, wall and drawer cabinets and open storage shelving with double drainer sink unit and waste disposal with mono bloc tap. The kitchen accommodates the five oven gas fired Aga, with two electric convection plates and four gas hobs, which is set into the chimney breast with open solid fuel fire. The kitchen has black and white diamond tiling to the floor, a tall ceiling with spotlighting, double panelled radiator, intercom system servicing all bedrooms and a stained and leaded glass feature window. From the kitchen access is gained to the utility & laundry room.

UTILITY & LAUNDRY ROOM

10'2 x 6'9 (3.09m x 2.05m)

With plumbing for a washing machine and tumble dryer, access into the garage, as well as to a useful storage cupboard with shelving.

To the rear of the house there are two formal reception rooms.

DRAWING ROOM (rear facing)

22'0 x 18'7 (6.7m x 5.68m) measurements into bay window

The rectangular bay window is a super feature of the room

and enjoys an excellent view and aspect over the gardens and terrace. There is a reclaimed fireplace in an Adam style with elaborately carved surrounds, open grate, stone hearth and open solid fuel fire. Further features include two double panelled radiators, high ceiling with cornicing, deep skirting boards, brass surrounds to power points, infra red alarm system and intercom system servicing all bedrooms.

DINING ROOM (rear facing)
21'10 x 15'10 (6.67m x 4.84m)

With fabulous rectangular bay window and double doors onto the rear gardens and terrace, elaborately carved wood surround to the fireplace with marble insert and hearth and open solid fuel fire, high ceiling with cornice detailing and two double panelled radiators. This room is currently used as a store room, study and working office.

The elaborate staircase leads from the ground floor of the property to the first floor landing, with stained and leaded glass window.



FIRST FLOOR LANDING

With oak parquet flooring and five doors leading to principal accommodation.

BEDROOM ONE (rear facing)
19'0 x 17'3 (5.79m x 5.26m)

Enjoying a lovely aspect and view from the windows at the rear and side of the house, double panelled radiator, period fitted wardrobes and book shelving, high ceiling, cornice detailing and intercom system servicing all bedrooms.

EN-SUITE BATHROOM

Comprising his and hers vanity wash hand basins with storage cupboards beneath, bath with side mounted taps, close coupled wc, high ceiling with spotlighting, tiled flooring, underfloor heating and central heating radiator and towel rail.

BEDROOM TWO (rear facing)
18'2 x 16'2 (5.54m x 4.92m)

A bright room enjoying a super aspect and view over the

gardens, double panelled radiator, cornicing and intercom system.

BEDROOM THREE (front facing)
18'11 x 15'1 (5.77m x 4.61m)

A light and bright room with cornice detailing, extensive fitted wardrobes and intercom system.

BEDROOM FOUR (front facing)
15'10 x 8'5 (4.82m x 2.56m)

With dormer window, single panelled radiator, eaves storage cupboard, fitted wardrobes and intercom system.

FAMILY SHOWER ROOM ONE

Fitted in recent times with double shower cubicle, close coupled wc, pedestal wash hand basin, tiled flooring and single panelled radiator.

The main staircase continues up to the second floor of the house, with a dormer window to the front of the property.

SECOND FLOOR LANDING

With double panelled radiator, access into the roof space and large luggage store set into the eaves which could be converted into a bathroom. Three doors lead off to principal accommodation.

BEDROOM FIVE (front facing)
22'2 x 13'5 (6.77m x 4.1m)

A lovely bedroom set into the roof space with exposed timbers, south facing window, double panelled radiator, recess with fireplace, access into the eaves and intercom system.



FAMILY SHOWER ROOM TWO

Comprising brand new corner shower cubicle, close coupled wc, vanity wash basin with cupboards beneath and single panelled radiator.

BEDROOM SIX (rear facing)
19'2 x 14'5 (5.85m x 4.4m)

With fabulous window views over gardens, double panelled radiator, recess with fireplace, fitted wardrobes, store cupboards and intercom system.

BEDROOM SEVEN (rear facing)

14'1- x 13'3 (4.52m x 4.03m)

With dormer window overlooking the gardens, double panelled radiator, eaves storage cupboards and intercom system.

EXTERNALLY

To the front of the house the property has the benefit of a semi-circular in and out access drive, with good off-site car parking facilities for three cars and an integral double length garage.

GARAGE (side facing)

33'7 x 9'5 (10.23m x 2.88m)

With up and over door. The front of the garage has been partially divided to provide a gymnasium, with spotlighting to the ceiling and laminate wood flooring. Storage cupboards accommodate the newly installed gas fired central heating system. To the rear of the garage there is a workshop which extends to the gardens.



The principal garden is set at the rear of the house and extends to the north and westerly elevation, with a brick wall boundary and a tall hedge boundary, as well as a number of trees giving good screening and privacy.



To the foreground of the house there is a stone flagged terrace and patio. The large lawned gardens have well stocked flower and shrub borders. To the rear corner of

the garden there is a summerhouse, constructed in timber with a pleasant stone terrace. Adjacent to this there is a brick built barbecue area.

During the summer months the rear gardens attract good afternoon and early evening sunshine.



SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold.

FLOOD RISK

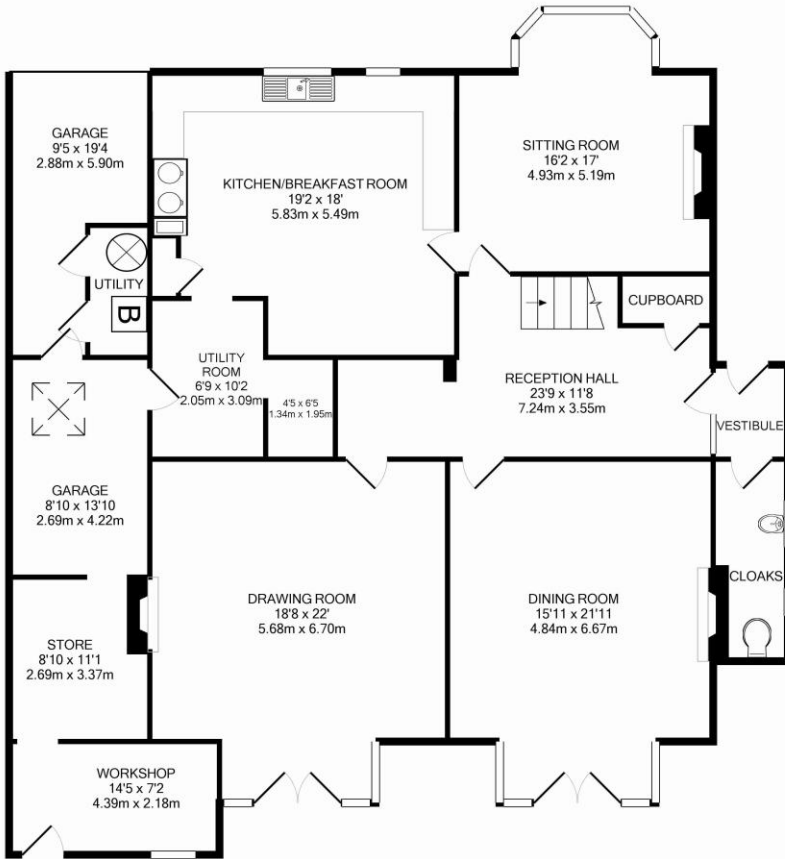
Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

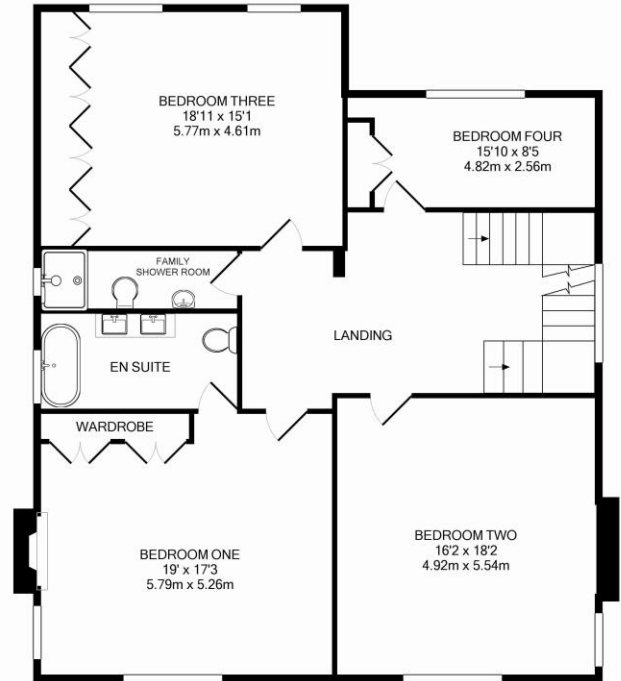
Grade: D



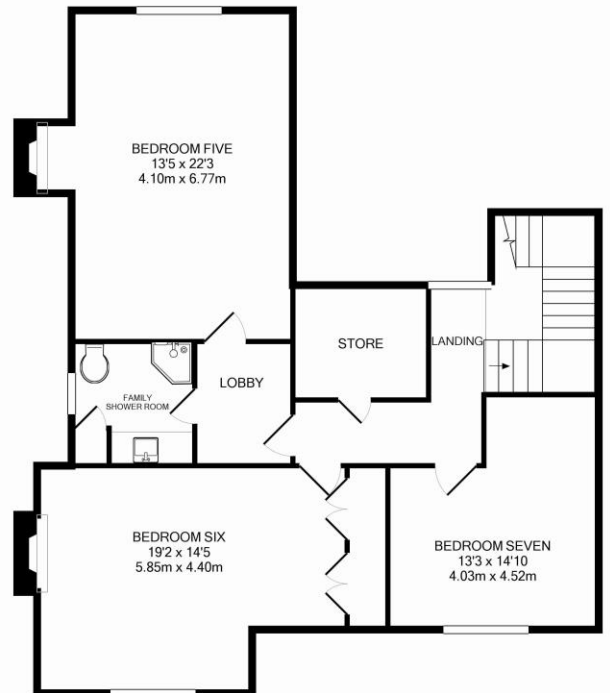
GROUND FLOOR
APPROX. FLOOR
AREA 2151 SQ.FT.
(199.8 SQ.M.)

4 GRAHAM PARK ROAD
TOTAL APPROX. FLOOR AREA 4643 SQ.FT. (431.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2013



1ST FLOOR
APPROX. FLOOR
AREA 1406 SQ.FT.
(130.6 SQ.M.)

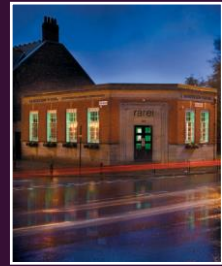


2ND FLOOR
APPROX. FLOOR
AREA 1087 SQ.FT.
(100.9 SQ.M.)



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rare!

From Sanderson Young



4 Graham Park Road
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price on Application

