



25 Northumberland Avenue, Gosforth

Newcastle upon Tyne NE3 4XE

SITUATION & DESCRIPTION

A beautifully presented and refurbished, double fronted semi-detached house on Northumberland Avenue, extended by the current owners in 2007 to create an exceptional family home. The four bedroom house offers excellent accommodation over two floors, finished to a high specification throughout with an impressive family kitchen/dining room, well appointed en-suite to the master bedroom and a generous family bathroom, with lovely mature rear gardens.

The accommodation briefly comprises: hallway, cloakroom/wc, sitting room with wood burner, family room, impressive kitchen/dining room with bi-folding doors to the garden, utility room, master bedroom, lovely en-suite bathroom/wc, three further double bedrooms, superb family bathroom/wc, block paved driveway, well maintained and private east facing rear garden.

The family home has been thoughtfully redesigned with attractive oak flooring to the sitting room, family room and master bedroom, and traditional style double glazed timber windows. Externally there is a block paved driveway to the front, decked terraced leading from the kitchen/dining room and lovely rear lawned garden with timber shed for storage.

The property comprises:

ENTRANCE HALLWAY

With stairs to the first floor with under stairs storage cupboard, radiator, telephone point and doors to the sitting room, family room and kitchen/dining room.

CLOAKROOM/WC

The cloakroom/wc has a close coupled wc, wall mounted basin and tiled floor.

SITTING ROOM

13'9 x 12'5 (4.19m x 3.78m)

The sitting room has a double glazed bay window to the front elevation, a wood burner with wood surround, three radiators, oak flooring and ceiling coving.

FAMILY ROOM

11' x 12'9 (3.35m x 3.89m)

A versatile second reception room with oak flooring, double glazed window to the rear overlooking the garden and ceiling coving.

KITCHEN/DINING ROOM

21'9 x 12'5 (6.63m x 3.78m) plus 10'9 x 17'5 (3.28m x 5.31m)

A superb extended L shaped family kitchen/dining room with bi-folding doors opening to the rear decked terrace and garden. The dining area has a tiled floor, radiator and glazed door leading through to the utility and within the kitchen there is a range of oak fronted wall and base cabinets with black granite worktops, space for an electric range cooker with extractor hood over, inset sink, integrated dishwasher and space for an American style fridge/freezer. Within the kitchen design there are inset spots to the ceiling, glazed display cabinets with plate rack and a pantry cupboard. There is a double glazed bay window to the front elevation and a breakfast bar area with stools. The dining area opens via bi-folding doors to the garden and there is a glazed door to the utility room.

UTILITY ROOM

9'6 x 10'6 (2.90m x 3.20m)

A generous utility room with a double glazed window to the rear and barn style door leading to the terrace. There is a range of base units with a stainless steel sink and drainer, plumbing for a



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washing machine and space for a tumble dryer. There is a built-in storage cupboard housing the hot water tank and a gas boiler to the wall.

FIRST FLOOR LANDING

There is access to the loft via a pull down ladder with excellent storage and a built-in storage cupboard with shelving.

MASTER BEDROOM

12'5 x 13'9 (3.78m x 4.19m)

A excellent master bedroom with a double glazed window to the front elevation, oak flooring, ample space for free standing bedroom furniture, radiator and a door to the en-suite bathroom.

EN-SUITE BATHROOM

10'5 x 7'4 (3.18m x 2.24m)

A large en-suite bathroom with a white suite comprising bath, close coupled wc, rectangular wall mounted basin and a mains walk-in shower. The bathroom has neutral tiling, inset spots to the ceiling, chrome ladder radiator and a double glazed window to the front.

BEDROOM TWO

11'1 x 13'1 (3.38m x 3.99m)

This double bedroom has a double glazed window to the rear elevation overlooking the garden, laminate flooring and a radiator.

BEDROOM THREE

12'4 x 9'9 (3.76m x 2.97m)

This guest double bedroom has a double glazed window overlooking the rear garden, laminate flooring and a radiator.

BEDROOM FOUR

11'9 x 10'9 (3.58m x 3.28m)

This double bedroom has excellent natural light from the windows to both the rear and side elevations, laminate flooring and a radiator.

FAMILY BATHROOM

9'5 x 10'6 (2.87m x 3.20m)

This family bathroom has a contemporary suite with white bath, close coupled wc, wall mounted basin and separate mains shower. The bathroom has inset spots to the ceiling, chrome ladder radiator and a tiled floor.

EXTERNALLY

To the front of the property there is a block paved driveway providing off street parking and a mature front garden with planted trees and shrubs.

The east facing rear garden has a decked terrace opening from the kitchen and a lawned garden with mature planted borders with trees and shrubs and a timber shed for storage with a fence to the boundary.

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: D



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