



3 LINDEN ROAD | GOSFORTH, NEWCASTLE UPON TYNE



3 LINDEN ROAD, GOSFORTH, NEWCASTLE UPON TYNE NE3 4EX

PRICE ON APPLICATION

A FABULOUS END TERRACED HOUSE, EXTENDED AND REFURBISHED TO
CREATE AN IMPRESSIVE FAMILY HOME WITH MANY PERIOD FEATURES

VESTIBULE | RECEPTION HALLWAY | SITTING ROOM | DINING ROOM | OPEN PLAN KITCHEN/BREAKFAST
ROOM WITH ORANGERY LIVING AREA | UTILITY ROOM | CLOAKROOM/WC | FIVE DOUBLE BEDROOMS
TWO BATHROOMS

GARDENS | DECKED TERRACE | REAR COURTYARD | GARAGE

rare! From Sanderson Young

SITUATION AND DESCRIPTION

A fabulous three storey, five bedroom end terraced house, located on this much sought after residential road in Gosforth with easy access to the High Street with its wide variety of shops, cafes and restaurants. The impressive family home has been extended and refurbished by the current owner, creating a superb contemporary open plan living space and kitchen with glass atrium roof and bi-folding doors to the terrace. The property has had newly fitted timber sash windows, cast iron style radiators, a modern heating system installed and has been re-wired, and has retained many original and period features including stained glass leaded detail, cast iron fireplaces, decorative ceiling coving and original panel doors.

The mature front garden is landscaped, with privacy provided by the fence and hedge to the boundary. Leading from the kitchen/living room there is an attractive decked terrace, enjoying a southerly facing aspect, with external lighting. There is a single garage accessed from the side lane. Entrance to the property is through a beautiful original stained glass and leaded front door with feature window over, leading into an entrance vestibule with wood flooring, large understairs cloaks cupboard, alarm panel, and glazed door through to the reception hallway.

The reception hallway has a traditional balustrade staircase leading to the first floor, with decorative ceiling coving and corbels and dado rail. There are two radiators, a wood floor and doors leading to the sitting room, dining room and kitchen/breakfast room.

The sitting room is a fabulous open plan room with the dining room to the rear, and a large sash bay window to the front elevation overlooking the garden. The sitting room has a cast iron fireplace with a tiled insert and wood surround, decorative ceiling coving and moulding, wood floor running through both the sitting room and dining room, and a radiator.

A large archway opens from the sitting room to the superb dining room, with the continuation of the wood flooring from the sitting room, full height bi-folding glazed doors opening to the kitchen/living area and additional window to the side. The dining room has two radiators and an extensive range of book shelves with pelmet lighting.

The kitchen/breakfast room is a magnificent extended open plan living space incorporating an orangery living area and fitted kitchen. The room has excellent natural light from the glass atrium style roof and bi-folding doors and full height picture windows overlooking the garden. There is a contemporary kitchen by 'Callerton Kitchens' featuring a range of wood effect and white high gloss wall and base cabinets, with a large central island, with Silestone worktops and a solid wood circular breakfast bar with stools.

Within the central island there is a NEFF gas and electric hob with extractor hood and spotlights over, and curved cabinets to the side. Further integrated appliances include: microwave, two warming drawers, two double ovens and steamer oven, dishwasher and instant boiling water tap. There is space for a large American style fridge freezer, and an inset stainless steel sink. The room has a tiled floor, contemporary vertical radiators, and inset spotlights.

A door leads from the kitchen/living room to the utility room, which is fitted with Callerton wood effect and high gloss wall and base cabinets, with an inset Franke stainless steel sink and a Silestone worktop. There is a NEFF integrated washing machine, chrome ladder radiator and inset spotlights to the ceiling.

Doors lead from the utility room to the side garden and to the cloakroom/wc, with Villeroy and Boch fittings to include a close coupled wc, small traditional style radiator, wall mounted basin with Grohe taps, inset spotlights and extractor.





Returning to the hallway, a staircase leads to the attractive first floor landing with decorative corbels, ceiling coving and dado rail, radiator, and double glazed window to the front. Bedroom one is a generous double bedroom with a sash bay window to the front elevation, decorative ceiling coving, a radiator and space for free standing bedroom furniture. Bedroom two is a lovely double bedroom with two sash windows to the rear elevation, decorative ceiling coving, a radiator and space for free standing bedroom furniture. A door opens from the main landing to a second hallway area at the rear of the house, with access to bedroom three, a smaller double bedroom, currently used as a gym area, with a sash window to the side and radiator. The bathroom/wc is beautifully appointed with a Villeroy and Boch suite with Grohe taps, comprising an oval free standing bath, with separate handheld shower attachment, a walk-in shower with glass enclosure and rainfall head, close coupled wc, and rectangular wash hand basin within a vanity cabinet. The bathroom has a wall mounted mirror with lighting, two sash windows to the rear, neutral tiling, a chrome ladder radiator and a built-in storage cupboard housing the water tank and gas boiler. A balustrade staircase leads from the first floor to the second floor landing, with original built-in storage cupboards, a radiator, a window to the front, and access to the loft. Bedroom four is a lovely bright double bedroom with a sash bay window to the front elevation with a window seat, and a radiator. Bedroom five provides a further double bedroom with a sash window to the rear and a radiator. The second floor also gives access to a generous bathroom with a white bath, large walk-in main shower, close coupled wc and wash hand pedestal basin. There is a Velux style window to the roof, a chrome ladder radiator, wood flooring and Travertine tiled walls. Externally, the property benefits from a block paved pathway leading to the entrance, with the front garden having excellent privacy provided by the timber fence and mature hedge to the boundary. The front garden is landscaped with a central circular gravelled area, with mature planted borders surrounding and there is a single garage with electric up and over door. A stone flagged pathway runs down the side of the house with raised planted borders to a lovely decked terrace, with external lighting leading from the orangery living area. There is a further courtyard area to the rear with a gate leading to the rear lane.

SERVICES

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

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D







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