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31 Kingsley Avenue
Melton Park, Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £425,000



31 Kingsley Avenue, Melton Park Gosforth, Newcastle upon Tyne NE3 5QN

SITUATION AND DESCRIPTION

Beautifully presented and extended, semi-detached property occupying a private and generous garden site within the much sought after residential area of Melton Park. This property has been substantially extended and finished to a high standard of specification to offer an excellent family home, which benefits from gas central heating to radiators, double glazing and a security alarm system. There is a large driveway offering ample off road parking as well as a double, integral garage and gardens. The property is fitted with CAT 5 cabling to entertainment and sound system throughout the property with a cinema system and audio equipment available by separate negotiation.

The accommodation briefly comprises: entrance hall with solid wood flooring giving access to the lounge, an attractive principal reception room with bay window overlooking the front garden and bi-folding doors giving access to a fabulous open plan kitchen, dining and family area with bi-folding doors giving access to the rear garden. From the rear lobby there are access doors to the garage, rear garden and a cloakroom/wc.

To the first floor there is a stunning master bedroom with vaulted ceiling, exposed beams and trusses and a generous en-suite shower room. There is a large double bedroom to the front elevation with bay window, third double bedroom, fourth single bedroom and a beautifully appointed family bathroom/wc.

Kingsley Avenue is well positioned for easy access to the A1 and all public transport links to Gosforth High Street, which offers a wide variety of shops, cafes and restaurants as well as local schooling for all ages.

The property comprises:

ENTRANCE HALLWAY

With solid wood flooring, recessed lighting, contemporary radiator, telephone point, cloaks cupboard with rail and stairs giving access to the first floor.

LOUNGE

13'10 x 12'11 (4.22m x 3.94m)

An attractive principal reception room with a double glazed bay window to the front elevation, solid wood flooring, TV point and bi-folding doors which give access to the open plan kitchen, dining and family area.

KITCHEN/DINING AND FAMILY AREA

18'5 x 27'9 (5.61m x 8.46m)

A fabulous additional reception space which has a continuation of the solid wood flooring throughout, a partially vaulted ceiling with four Velux style windows offering a great deal of natural light as well as a double glazed window to the rear and bi-folding doors giving access to the rear garden. The kitchen has been fitted with a range of hi-gloss cream and contrasting oak wall and base units extending to a central island with seating area, complimentary wood and quartz work surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Within the kitchen design there is an integrated microwave, two single ovens, additional steam oven and integrated dishwasher, space for an American style fridge/freezer, two vertical radiators and ample space for a dining table and chairs as well as a sofa to the family area. There is an access door leading back to the hallway and a door to the rear lobby.

REAR LOBBY

With radiator, door to the rear garden and doors to the garage and cloakroom/wc.

CLOAKROOM/WC

Comprising wash hand basin in vanity unit with tiled splashback, close coupled wc, extractor fan, recessed lighting and a storage cupboard.

FIRST FLOOR LANDING

A split landing to both the right and left with the master bedroom to the right.

MASTER BEDROOM

19'3 x 14'4 (5.87m x 4.37m)

This fabulous room enjoys a vaulted ceiling with exposed beams and trusses, two Velux style windows to the roof giving a great deal of natural light and two double glazed windows overlooking the front elevation. There are two radiators and a TV point.



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A door leads to the en-suite shower room/wc

EN-SUITE SHOWER ROOM/WC

The en-suite shower room has two wash hand basins with Corian plinth and concealed taps, close coupled wc, walk-in large shower cubicle with power shower, chrome towel radiator, tiled walls and floor with under floor heating, shaver point, recessed lighting and a double glazed window.

To the left of the landing area is the remaining bedroom and bathroom accommodation.

BEDROOM TWO

16'3 x 13'3 (4.95m x 4.04m) into bay

A large double bedroom with a double glazed bay window to the front and a radiator.



BEDROOM THREE

10'2 x 11'3 (3.10m x 3.43m)

This generous third double bedroom has fitted wardrobes providing hanging and shelving space, radiator and a double glazed window to the rear.

BEDROOM FOUR

9'4 x 6'8 (2.84m x 2.03m)

Currently utilized as a study with a radiator and double glazed window to the front.

FAMILY BATHROOM/WC

14' x 8'6 (4.27m x 2.59m)

A beautifully appointed family bathroom which includes a free standing stone resin bath with concealed mixer tap, contemporary concealed cistern wc and a free standing wash hand basin. Within the bathroom there is a wet area with

rainfall shower over, concealed lighting, partially vaulted ceiling with Velux window above the bath area as well recessed display shelving, towel radiator and tiled walls and floor with underfloor heating.



EXTERNALLY

The property is accessed via timber double gates to a generous block paved driveway providing ample off road parking and leading to a double integral garage.

INTEGRAL GARAGE

With an up and over door operated via a remote control, power, lighting, plumbing for an automatic washing machine and an additional cold water tap. The garage is currently utilized as a gym with rubber flooring.

There is a garden to the front which is laid to lawn with flower borders within a hedge surround providing a good deal of privacy.

To the rear is a stone flagged garden area with raised beds in a fenced surround.

SERVICES

The property has mains gas, electric, water and drainage

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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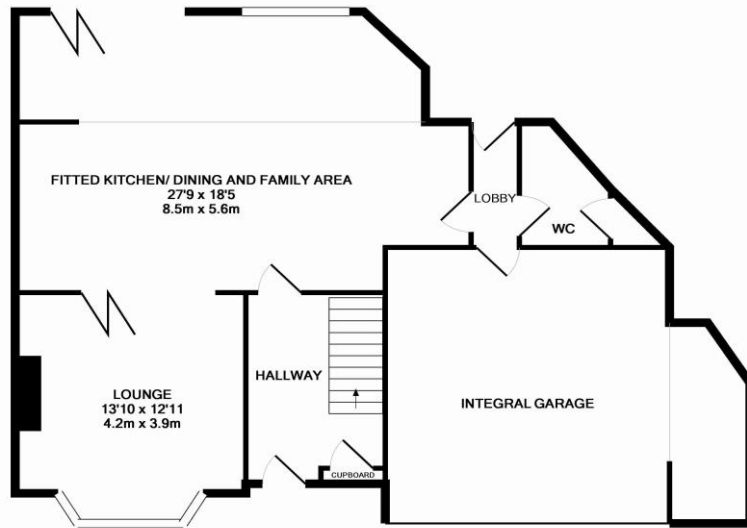
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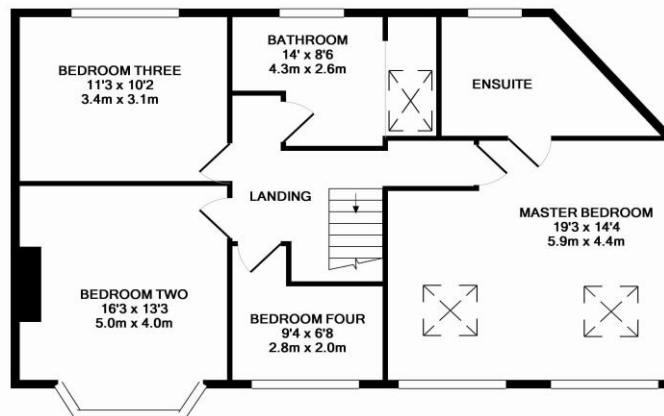


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GROUND FLOOR
APPROX. FLOOR
AREA 1211 SQ.FT.
(112.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 949 SQ.FT.
(88.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2160 SQ.FT. (200.7 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
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