



31 Oaklands, Gosforth, Newcastle upon Tyne NE3 4YQ

SITUATION AND DESCRIPTION

A stunning, three storey family home, well positioned on this extremely popular street within central Gosforth. The property has been fully refurbished to an exceptional standard by the current owners over the last two years, to include a fabulous open plan family room with bespoke kitchen, stylish master bathroom and four double bedrooms, one of which benefits from en-suite accommodation. To the rear of the property is a generous courtyard garden and to the front a double driveway. Internal viewing is highly recommended for this spectacular home.

The accommodation briefly comprises: entrance vestibule, hallway, cloakroom/wc, living room with multi-fuel stove, impressive, open plan living/dining space with bespoke fitted kitchen, utility room, boot room, first floor landing, three double bedrooms, luxury bathroom/wc with twin rainfall showers, second floor bedroom with en-suite shower room/wc, front driveway, enclosed rear courtyard garden.

The property comprises:

ENTRANCE VESTIBULE

With feature wood panelling to walls, uPVC window to the front elevation, security alarm panel and slate tiled flooring.

A hardwood stripped and stained door leads to the entrance hallway.

ENTRANCE HALLWAY

With stairs leading to the first floor landing, barrel style radiator, slate flooring and access to the cloakroom/wc.

CLOAKROOM/WC

The cloakroom/wc is fitted with traditional style wc and wall mounted wash basin, Velux roof light, half tiling to the walls with slate tiled flooring and barrel style towel rail.

LIVING ROOM

17'7 x 13'6 (5.36m x 4.11m) max into bay
The principal reception room has a uPVC window to the front elevation, decorative ceiling coving, stripped and stained wood flooring, barrel style radiator and multi fuel stove with exposed brick hearth.

A door from the hallway leads to the fabulous open plan reception space with fully fitted kitchen.

KITCHEN AREA

17'9 x 14'10 (5.41m x 4.52m)
The kitchen is fitted with a range of bespoke hardwood wall, base and full height units with under unit feature lighting and a double Belfast sink with inset drainer. There is space for an AGA with extractor hood, integrated dishwasher, electric oven and full height fridge and freezer. The kitchen has a central island with wood worktop and breakfast bar, slate flooring with under floor heating and ceiling spot lighting and speakers.

There is open access to the dining family area.

DINING FAMILY AREA

19'10 x 10'3 (6.05m x 3.12m)
An excellent size family reception space with two Velux roof lights, uPVC window and double doors leading to the rear garden. There is slate flooring with under floor heating and ceiling speakers.

From the kitchen a door leads to the utility room.

UTILITY ROOM

Fitted with wall and base units with roll top work surfaces incorporating a sink and drainer. There is splash back tiling and flooring, uPVC window to the side elevation, radiator, space for washing machine and tumble dryer and ceiling spot lighting.

BOOT ROOM

With Velux roof light, tile flooring, uPVC door leading to the rear and under stairs storage cupboard.



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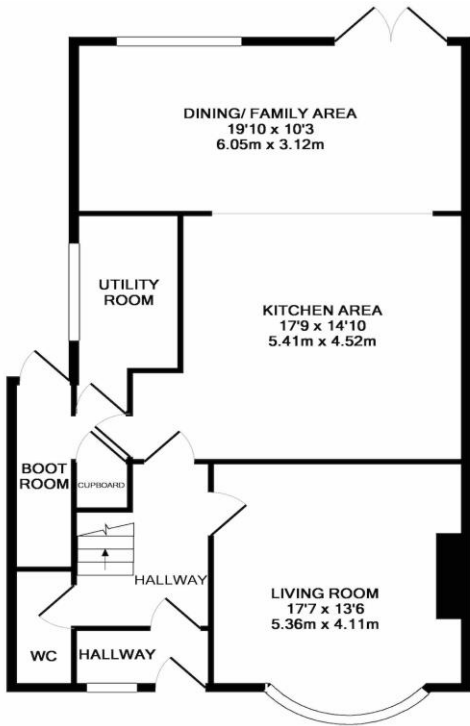
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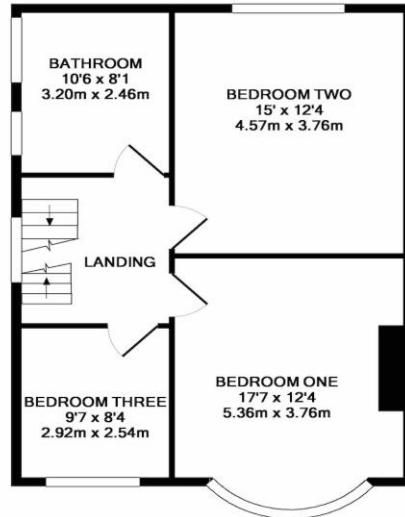
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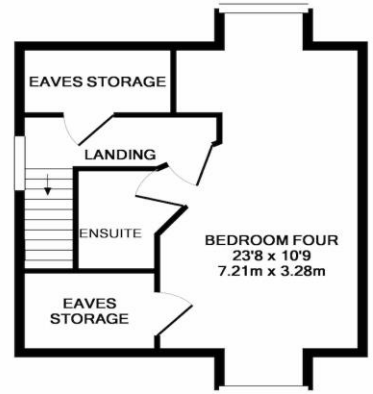




GROUND FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(81.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

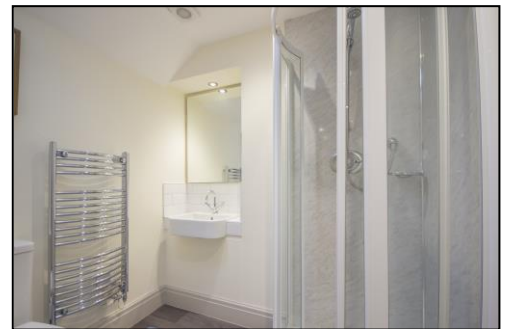


2ND FLOOR
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1838 SQ.FT. (170.8 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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Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With frosted uPVC window to the side elevation, ceiling spot lighting, barrel style radiator and wood panelled doors leading to the bedroom and bathroom accommodation.

BEDROOM ONE

17'7 x 12'4 (5.36m x 3.76m) max into bay
The master double bedroom has a uPVC bay window to the front elevation, ceiling speakers, radiator and TV point.

BEDROOM TWO

15' x 12'4 (4.57m x 3.76m) maximum
A guest double bedroom with uPVC window to the rear elevation, radiator and ceiling coving.

BEDROOM THREE

9'7 x 8'4 (2.92m x 2.54m)
Currently used as a dressing room, this double bedroom has a uPVC window to the front elevation and radiator.

BATHROOM

10'6 x 8'1 (3.20m x 2.46m)
This luxury newly fitted bathroom has a double walk-in shower cubicle with glass screens and two rain shower attachment as well as a handheld shower attachment. There is a double ended bath with inset mixer tap, wash basin housed in a wood vanity unit and enclosed wc. There is half tiling to the walls with wood effect tiled flooring, two frosted uPVC windows to the side elevation, ceiling spot lighting and speakers and two chrome ladder radiators.

From the first floor landing stairs lead to the second floor.

SECOND FLOOR LANDING

With uPVC window to the side elevation, ceiling spot lighting and Velux roof light. There is an eaves storage cupboard and a door leading to bedroom four.

BEDROOM FOUR

23'8 x 10'9 (7.21m x 3.28m) maximum
With uPVC dormer windows to the front and rear elevations, this double bedroom has two radiators, ceiling spot lighting, TV point and eaves storage cupboard.
A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with close coupled wc, wall mounted wash basin and corner shower cubicle. There is a Velux roof light, ceiling spot lighting, chrome ladder radiator and vinyl wood effect flooring.

EXTERNALLY

To the front of the property is a block paved driveway and wrought iron railings to the side boundary.

The rear courtyard is fully enclosed and offers excellent privacy with raised border planting with sleepers, stone flagged patio and fitted timber shed. There is a pedestrian gate leading out 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: C



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