

# BRUNTON

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## RESIDENTIAL



**ARCHIBALD STREET, GOSFORTH, NE3**

**Offers Over £365,000**

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Stylish End Terrace with a Superb & Extended Open Plan Kitchen, Dining and Family Space, Lovely Lounge, Three Bedrooms, Contemporary Re-Fitted Family Bathroom with a South Facing Courtyard Garden, Private Garage plus Off Street Parking for Two Vehicles & Garden Studio/Office.

This excellent, period end terrace home is perfectly situated just a stone's throw from outstanding local schooling and is ideally located on Archibald Street, Gosforth. Archibald Street, which is tucked just off from Salters Road and Regent Avenue, is ideally situated within walking distance to the shops, cafés and restaurants of Gosforth High Street, as well as Gosforth's Central Park and Regent Centre Metro Station.

The property itself was originally purchased by the current owners over 10 years ago and has undergone a complete transformation with an excellent ground floor extension and further modernisations throughout.

The property is also placed directly opposite Archibald First School, providing direct access to one of the city's highly regarded state primary schools.

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The internal accommodation comprises: Entrance hall with a staircase leading to the first floor. To the right-hand side of the entrance hall is a lovely sitting room with a walk-in bay window.

To the rear of the ground floor is a wonderful open-plan kitchen, dining, and family space that features a modern re-fitted kitchen with wooden work surfaces and integrated 'Neff' appliances. The family space provides French doors leading out onto the south-facing courtyard garden, with a further door leading out to a rear vegetable garden that gives access to the detached garden studio.

The stairs then lead up to the first-floor landing and give access to three bedrooms, of which two are large doubles. Bedroom three is a smaller double bedroom. The first floor also offers access to a stylish refitted family bathroom with a four-piece suite and underfloor heating.

Externally, the property offers a small front garden with walled boundaries and a block-paved driveway providing off-street parking for two vehicles. To the side and rear is a wonderful courtyard garden which has been landscaped and paved, enjoying an outdoor kitchen.

Gated access leads into a private garage/store, where a pathway to the side of the garage leads around to the rear garden/walkway with planted borders. At the very rear of the garden is a wonderful garden studio, which offers a perfect work-from-home space with a wood-burning stove and electricity.

Well presented throughout, this excellent end-terrace home is perfect for both young families and down sizers and early viewings are deemed absolutely essential.



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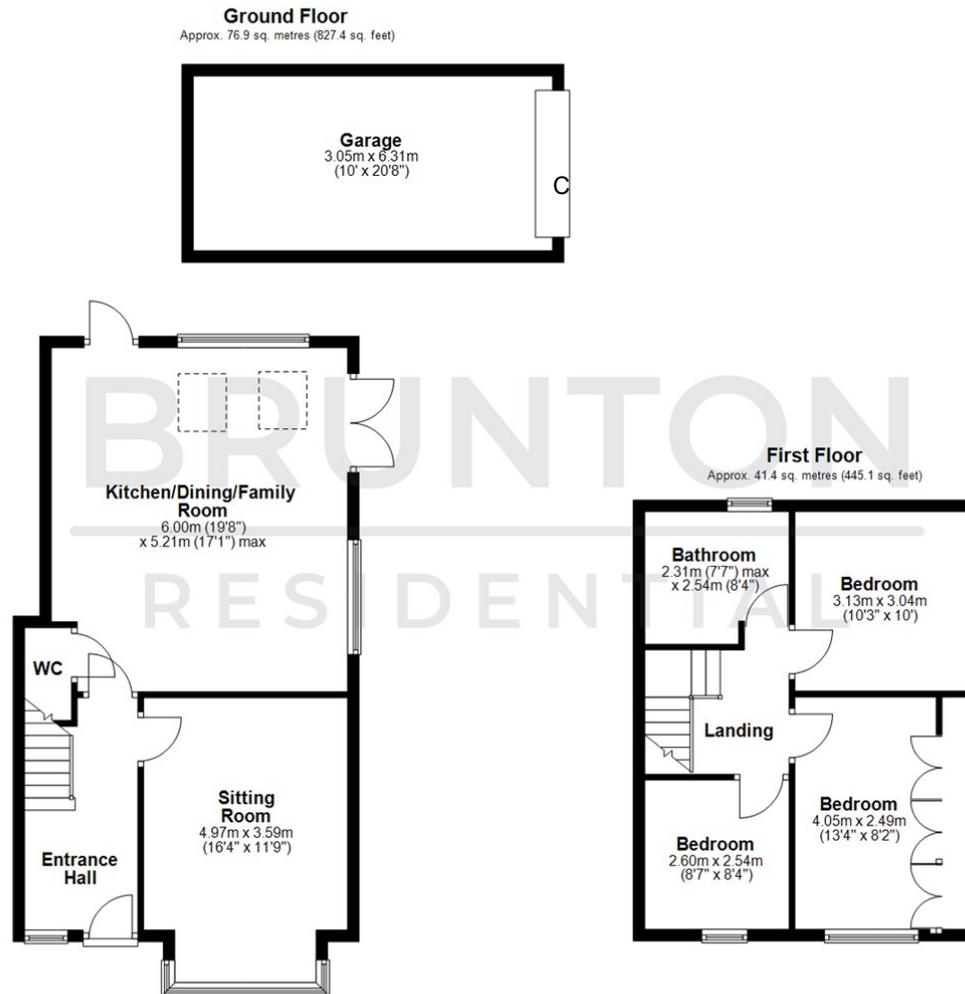
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TENURE : Freehold

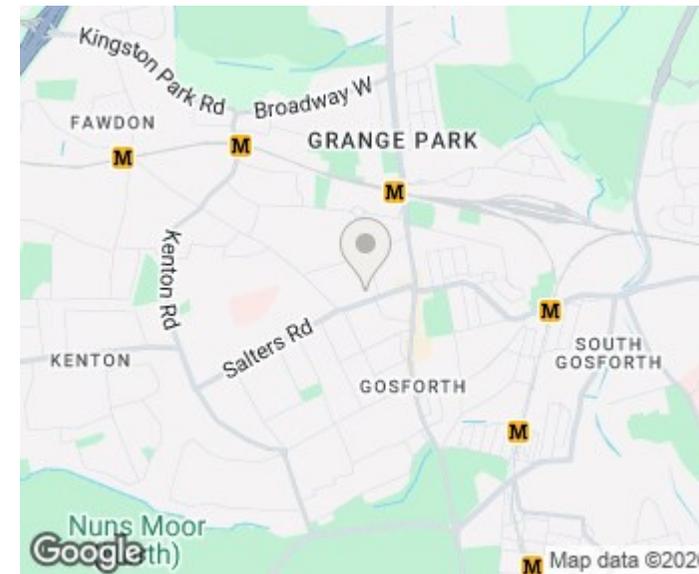
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	