

# BRUNTON

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## RESIDENTIAL



**DENE VIEW, SOUTH GOSFORTH, NE3**

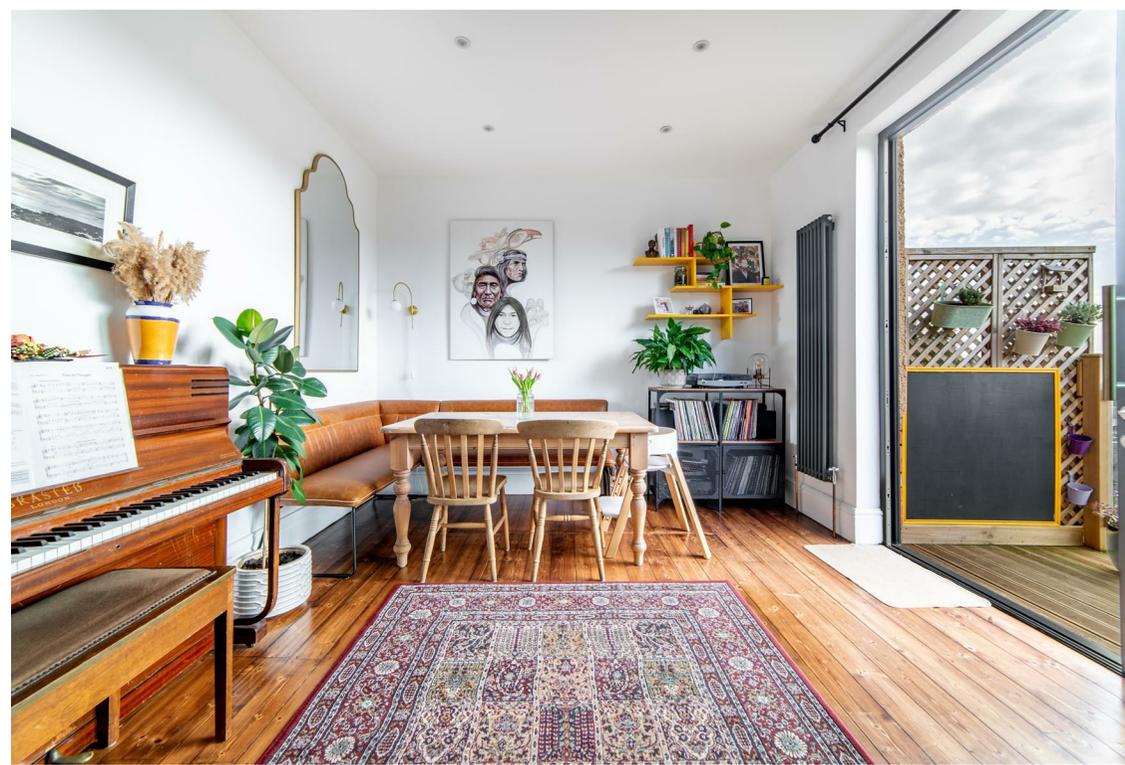
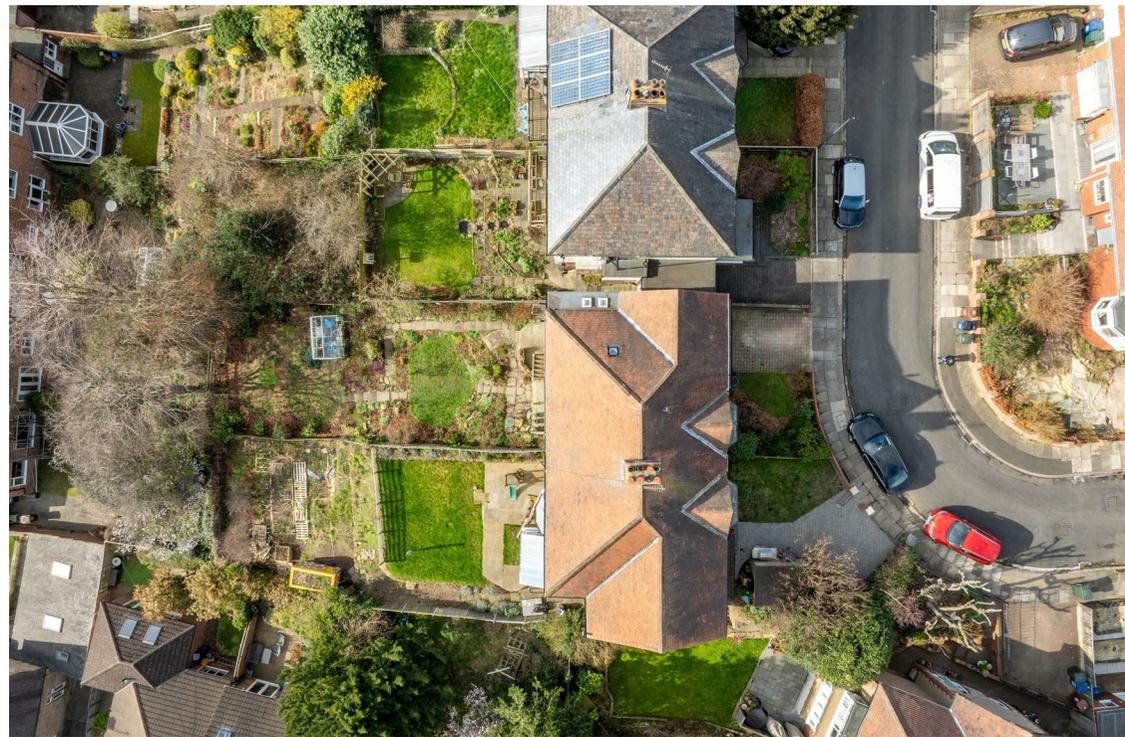
**Offers Over £535,000**

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Delightful & Extended Four-Bedroom Semi-Detached Family Home Perfectly Placed within South Gosforth, Providing Outstanding Open Aspect Views out Over Jesmond Dene, with a Wonderful Open Plan Kitchen, Dining & Family Room with Utility, Beautiful Lounge, Four Bedrooms with Re-Fitted En-Suite Bathroom & Separate Shower Room, Delightful South Facing Rear Gardens, Off Street Parking & Available with No Onward Chain!

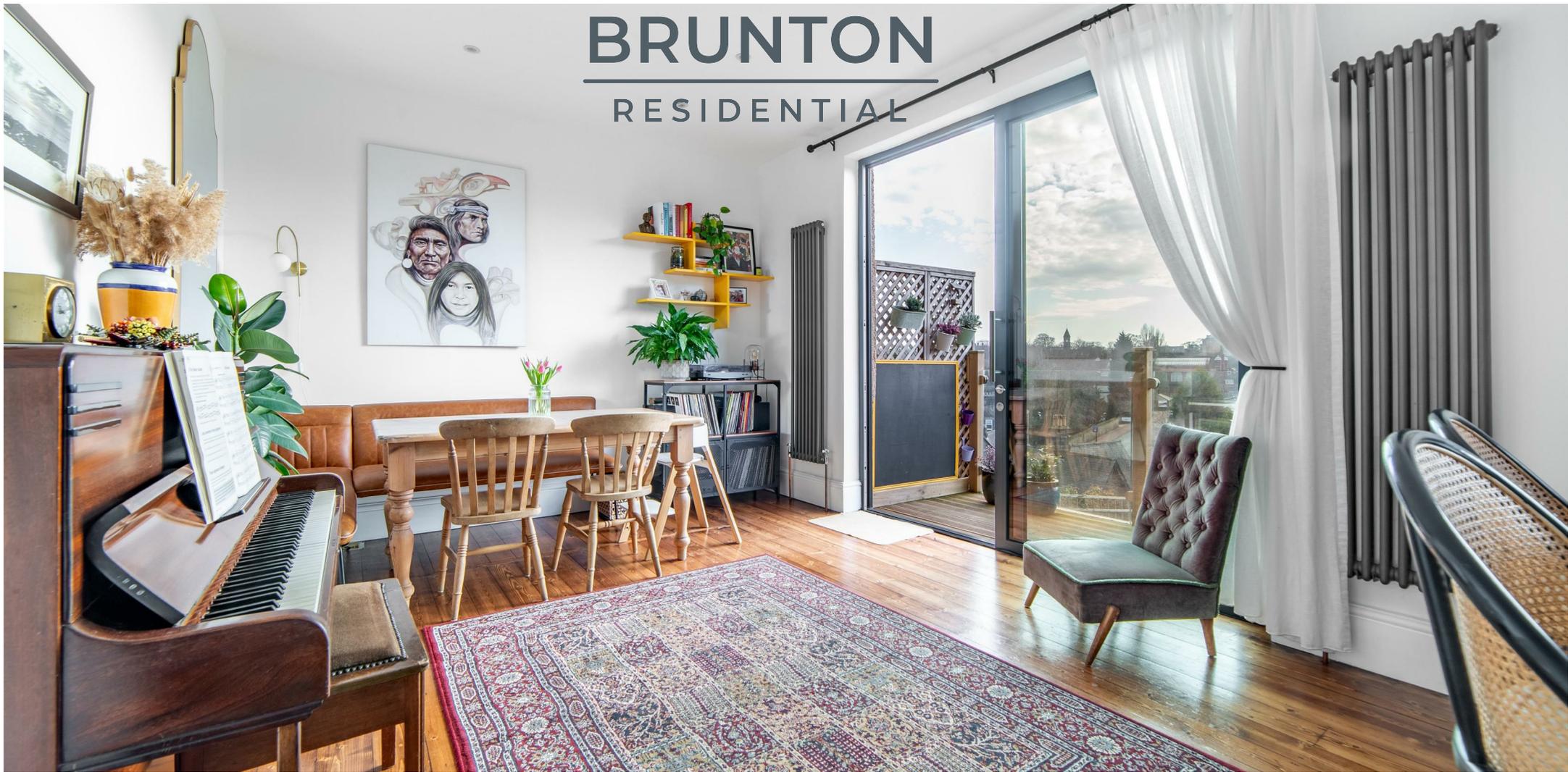
This excellent, semi-detached family home is ideally located on the desirable Dene View, South Gosforth. Dene View, which is placed just off from Stoneyhurst Road and Dene Grove, is well placed to offer direct access into central Gosforth with its excellent High Street and further amenities such as an excellent array of shops, cafes, restaurants and outstanding local schooling.

The property is also positioned just a short walk from The Freeman Hospital, Jesmond Dene and both South Gosforth and Ilford Road Metro Stations, providing excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Entry via a front lobby and boot room with ground floor WC, which leads into a welcoming entrance hall featuring attractive original panelling and a staircase rising to the first floor.

To the left-hand side of the hallway is a charming sitting room with a walk-in bay window, allowing for plenty of natural light and creating a comfortable reception space. To the rear of the property is an impressive open-plan kitchen, dining and family room which forms the heart of the home. This outstanding space benefits from full floor-to-ceiling sliding glazed doors that frame spectacular south-facing views towards Jesmond Dene while also allowing excellent natural light to fill the room. The kitchen itself is finished to a high standard and features a range cooker, stone worktops and integrated appliances. To the rear of the kitchen is a useful utility room, also finished to an excellent standard. The sliding doors from the family and dining area open directly onto a timber deck with contemporary glass balustrades, with steps leading down into the rear garden, creating a wonderful space for relaxing or entertaining while enjoying the surrounding outlook.

To the first floor, the landing provides access to four bedrooms, and a well-appointed shower room. The master bedroom further benefits from a stylish, re-fitted en-suite bathroom featuring tiled flooring, partially tiled walls, a freestanding bath with striking gold fixtures, an open walk-in shower area and a WC set within a wooden vanity unit.

Externally, the property benefits from a front garden with off-street parking for one vehicle and access to the garage/store. To the rear is a well-maintained, and extensive south facing rear (tiered) garden with well stocked borders, fenced boundaries along with a useful timber store and greenhouse.

Well presented throughout, this excellent family home simply demands an early inspection and early viewings are deemed essential.



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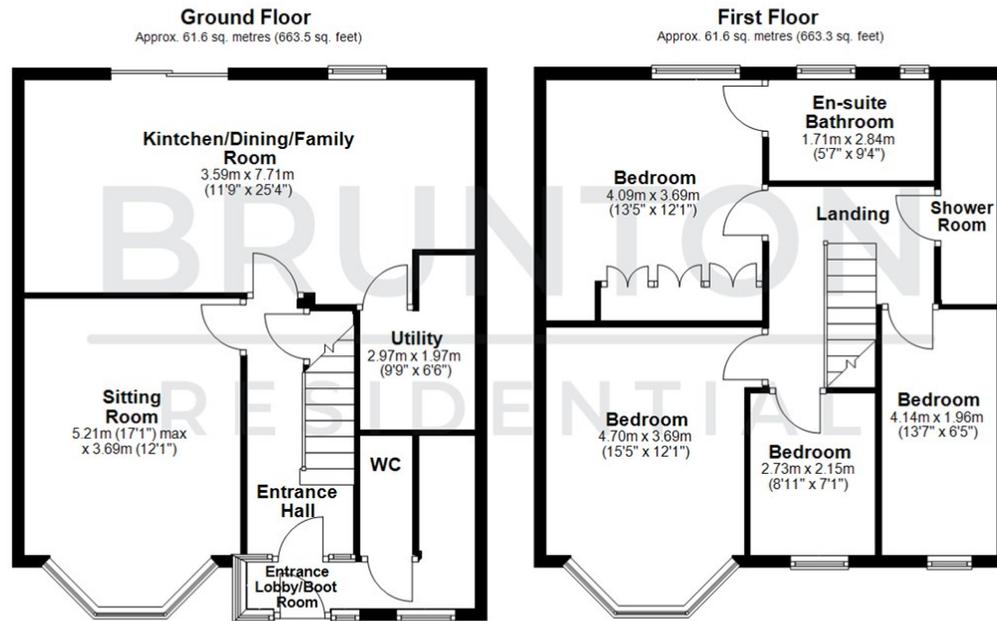
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 123.3 sq. metres (1326.8 sq. feet)

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

