

BRUNTON

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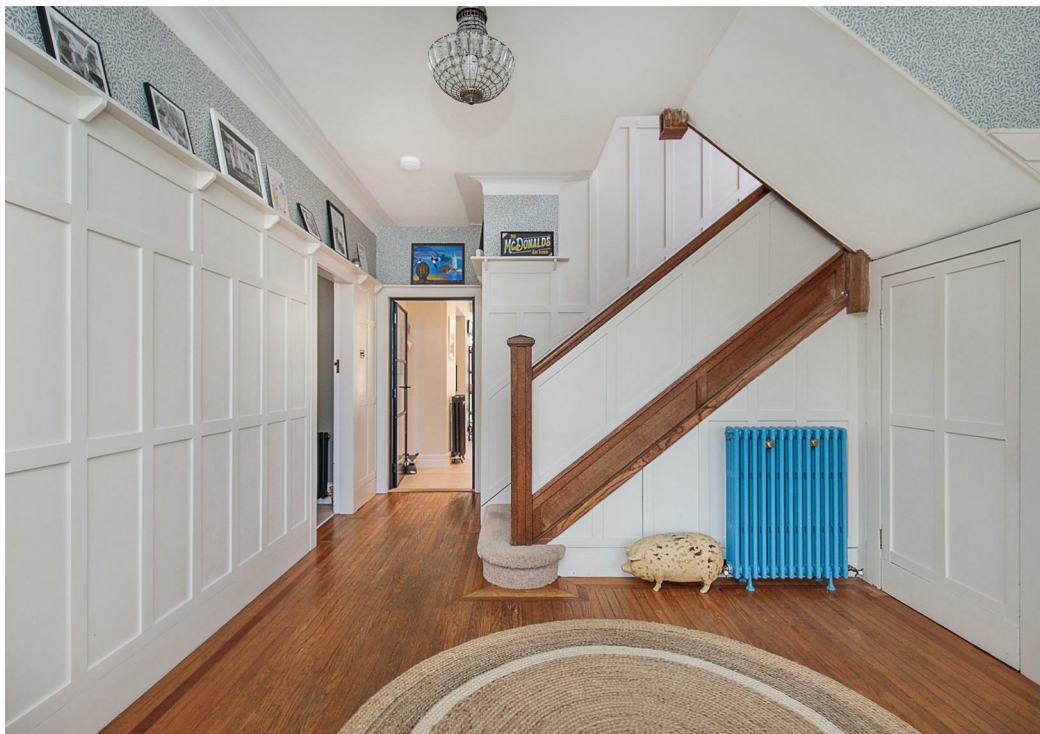
ADELINE GARDENS, GOSFORTH, NE3

Offers Over £1,150,000

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Outstanding 1930's Semi-Detached Family Home Boasting Over 3,200 Sq ft of Internal Living Space & Delightful West Facing Rear Gardens. The Accommodation Provides Including a Magnificent Open Plan Living, Dining and Kitchen Space, Two Generous Reception Rooms, Five Great Bedrooms, Three Bathrooms, Off Street Parking and Garage/Store.

This excellent, 1930's semi-detached family home is perfectly positioned to the west backing side of the desirable Adeline Gardens, Gosforth. Adeline Gardens, which is tucked just off from Montagu Avenue and Kenton Avenue, is ideally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street.

The property, which was purchased by the current family in 2021, has since undergone a complete transformation and has been re-modelled throughout, with new extensions to both the ground and second floor. This superb family home offers the perfect blend of modern living and period style which is now placed over three floors.

Also located just a short walk away are the shops and amenities of Ashburton Village, as well as Newcastle's Town Moor providing easy access to wonderful, open green space and indeed Newcastle City Centre with its cultural and shopping activities. Excellent road transport links are available on Kenton Road providing direct links into Newcastle City Centre, both The RVI and Freeman Hospitals and both of the city's universities.

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The internal accommodation comprises: Lobby, through to a generous reception hall with original Parquet flooring and 3/4 height wood panneling, access to a cloaks cupboard, ground floor guest WC and return staircase leading to the first floor. To the left of the hall a door then leads into the first of two, generous reception rooms. This excellent living room measures 19ft in length, with a large walk-in bay window, feature fireplace with wood burning stove and dual recessed alcoves.

A door from the rear of the entrance hall then open to give access into a magnificent and extended, open plan kitchen, dining and family space which measures 29ft, with a modern bespoke fitted kitchen with integrated appliances and a central island with breakfast bar.

The family and dining area enjoys a vaulted ceiling and has been extended to provide a superb living and entertaining space with three set of bi-folding doors which open out onto the rear terrace and gardens. A door to the rear of the kitchen leads into a useful utility room with a further door leading into the garage/store. Sliding Crittal doors from the dining area then open into the second reception room, which is currently set out as a playroom, and also enjoys French doors leading out onto the rear terrace and gardens.

The stairs then lead up to the first floor landing which in turn gives access to three bedrooms and the re-fitted family bathroom. The principal suite, which is positioned to the rear of the property, enjoys a beautiful new window, with window seat providing a westerly aspect and access into a large walk-in wardrobe with dressing area and onto a private, re-fitted en-suite bathroom with vaulted ceiling and four piece suite. Bedroom two is located to the front and is also a comfortable double bedroom, bedroom three is a smaller bedroom, and is ideal as a children's room or home office. The family bathroom has also been modernised and is presented to a high standard with a four piece suite.

The stairs then continue up to the extended second floor landing which is lit by a wonderful roof-light which floods the first and second floor landing with natural light. The second floor landing then lead onto two further double bedrooms, which are perfect for older children or visiting relatives and are serviced by a second shower room with three piece suite.

Externally, the property enjoys an excellent position with a new resin double driveway to the front which leads to the garage/store with electronic roller door. The rear gardens are laid mostly to lawn and face directly west, but also enjoy a southernly aspect, meaning the gardens gain the most of the late morning and afternoon sun. The garden enjoys a large, paved entertaining terrace which is great for dining al-fresco or enjoying with friends.

Immaculately presented throughout, this exceptional and stylish semi-detached home simply demands an formal inspection and early viewings are deemed absolutely essential!



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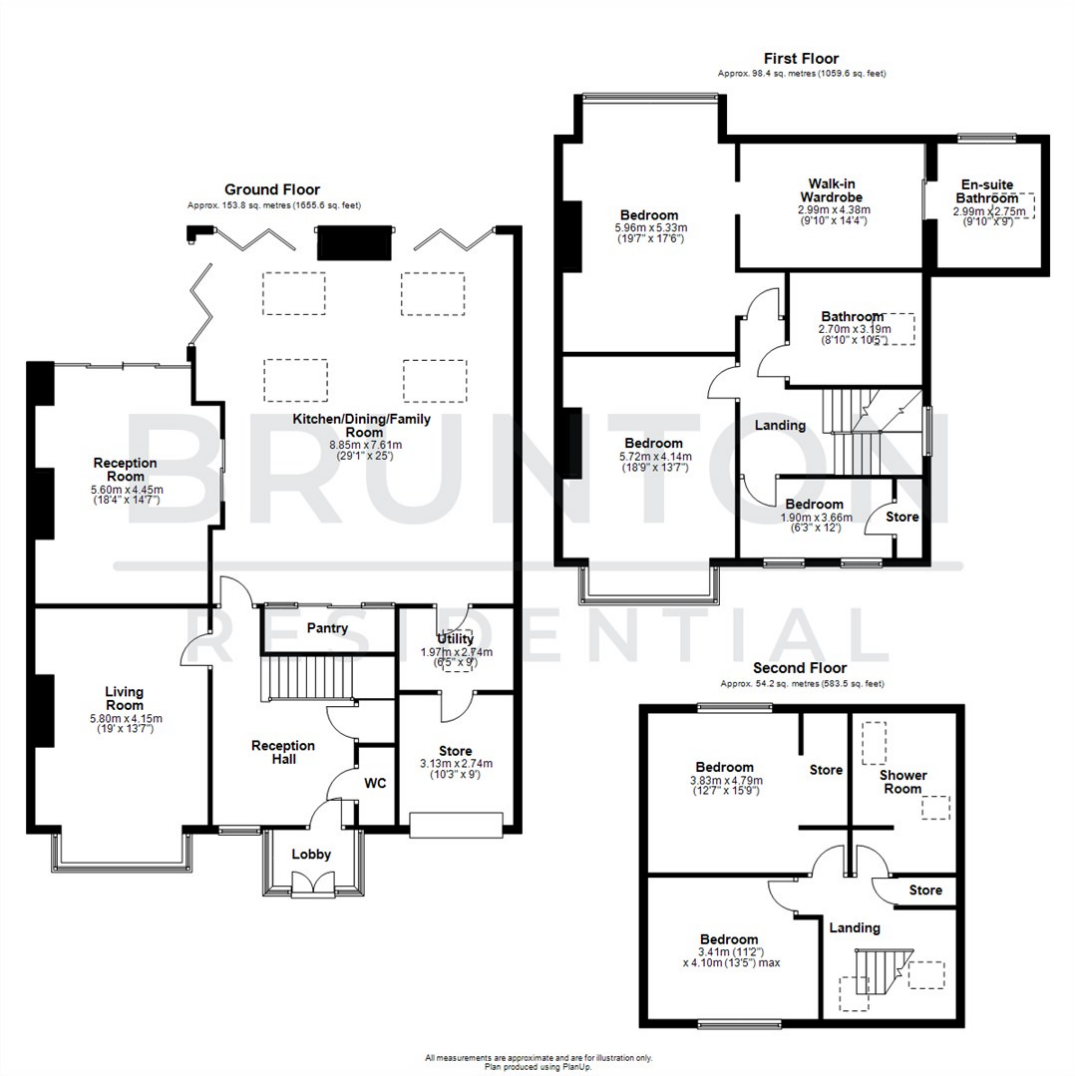
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : D



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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