

# BRUNTON

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RESIDENTIAL



**CARLTON CLOSE, GOSFORTH, NE3**

Offers Over £1,200,000

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Outstanding Detached Family Home Boasting Over 3,000 Sq ft of Internal Accommodation & Occupying a Superb South West Facing Corner Plot Within One of Gosforth's Most Exclusive Residential Addresses. The Accommodation Provides Four Large Double Bedrooms, with a Generous Family Bathroom & Two En-Suite Shower Rooms, a Stunning Open Plan Kitchen, Dining and Family Space, Formal Lounge, Professional Home Office, Large Integral Garage, Beautifully Maintained Private Gardens & Offered with No Onward Chain!

This immaculately presented, modern family home is ideally positioned within Carlton Close, Gosforth. Carlton Close, which is placed just off from Kenton Avenue, is an exclusive development of just five homes.

The property itself was architect-designed and has been comprehensively re-furbished by its current owners, and has been finished to an exceptionally high standard throughout. The result is a beautifully presented home that makes the very most of its stunning south and west facing aspect, with light-filled rooms carefully considered to maximise natural light throughout the day.

Carlton Close offers excellent access to everything central Gosforth has to offer, including the countless shops, cafes, restaurants and amenities of Gosforth High Street as well as the transport links of Kenton Road. Also located within easy reach are the wonderful open green spaces of Newcastle's Town Moor, as well as excellent road transport links providing direct routes into Newcastle City Centre, both the RVI and Freeman Hospitals and both of the city's universities. Some of the region's most highly regarded schools are also situated just a short walk away, making this an ideal choice for families.

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The internal accommodation comprises: Welcoming central entrance hall with useful storage cupboards, return staircase leading to the first floor and a convenient ground-floor WC. To the right, a door opens into the wonderful open-plan kitchen, dining and family space, which is a generous space that enjoys triple-aspects over the front, side and back of the property, also allowing in plenty of natural light. This space also benefits from engineered oak flooring, a modern feature freestanding gas stove and sliding doors that lead out onto the rear terrace and gardens.

Adjacent to this room is a formal living room that enjoys a feature fireplace and media wall alongside views over the rear garden. From here, there is access to a versatile office/study space, also overlooking the garden (there is potential for this room to be converted into a ground floor bedroom - subject to requirements).

Returning to the entrance hall, positioned to the front of the property is a useful utility area with plumbing for appliances and access to a hallway which leads outside and also to the integral garage.

The stairs then lead to the first-floor landing which in turn gives access to four superb double bedrooms, two of which benefit from en-suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom, which comprises a WC, wash hand basin, a bath, a shower and a heated towel rail. The master bedroom is generous in size and benefits from built-in wardrobes, a separate closet area and en-suite facilities.

Externally, the property enjoys off-street parking to the front for multiple vehicles, leading to the integral garage, while to the rear is a generous south west facing garden, which is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment. The garden also enjoys well stocked borders, mature trees and shrubbery, and makes for easy maintenance.

Well presented throughout, this excellent detached home is offered to the market with vacant possession available and early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND :

EPC RATING : C

