



rare! From Sanderson Young



17 Westfield
Gosforth



Offers Over £995,000

Delightful, detached substantial five-bedroom period family home with extensive south facing rear garden located in the heart of Gosforth and set back on the south side of Westfield, and close to open space of the town moor.

The property, which has accommodation extending to just under 3,000 Sq ft, is thought to have been originally built in the late 1920s, offers a great deal of style and character and is light and bright with lovely views over its well-stocked lawned gardens, which is perfect for families.

The magnificent south facing garden plot at the rear benefits from tall mature trees surrounding it, and has ample space for family den, play equipment and an allotment. It also lies adjacent to the town moor and benefits from direct gated access; it also enjoys a great deal of afternoon and early evening sunshine from its privileged position.

The front of the property enjoys privacy from the road setting with a neatly presented hedge boundary, an integral garage and onsite parking.

17 Westfield is a fine family home and is very well located for its ease of access into Gosforth High Street with its shops, cafes and amenities, the adjacent Town Moor and also the regions outstanding and independent local schooling.

Viewing is strongly recommended of this beautiful home in such a privileged and prestigious area of Gosforth.

Entrance reception vestibule | Entrance hall with staircase to the first floor | Guest cloakroom/WC | Formal sitting room with beautiful fireplace, lovely wood flooring and magnificent oriel bay window with window seat overlooking the south facing rear gardens | Impressive open plan family kitchen/breakfast room, extending to a dining room at the front of the property and a lounge at the rear, all refurbished and extended in recent times which provides a beautiful day to day living area with an extensively equipped and superbly fitted light wood kitchen incorporating black silestone worktops and top of the range integrated cooking appliances including a 4 oven AGA; the kitchen has stunning lighting with new 'Amtico' flooring, pelmet lighting, spotlighting to the ceiling and French doors leading to the open south facing gardens | Re-Fitted utility/laundry room |

The kitchen also offers access to the integral garage to the ground floor. The staircase leads to the generous first floor landing with four fitted storage cupboards | The principle bedroom offers an extensive arrangement of fitted wardrobes and storage cupboards and lovely south facing views | Three further large double rooms, one with en-suite shower room/wc | Fifth bedroom/study | Stylish and extensive re-fitted Family bathroom, which is very well equipped and beautifully presented with superb white suite, all the bathroom and shower room facilities within the property have been recently refitted to a very high standard.

Well-presented throughout, with a brand new unvented central heating system, and top quality radiators, this wonderful, period family home simply demands an early inspection!

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: E













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