



Greystoke Park Central Gosforth

A rare opportunity to purchase a magnificent five/six bedroom detached residence occupying a prime position within the sought after Greystoke Park development on the northern fringe of central Gosforth. This substantial house constructed by Cussins Homes boasts in excess 5300 sq. ft floor area. It has been in the same family since its construction in 1993. It is surrounded by beautiful mature gardens together with ample private off street parking via electronically operated wrought iron gates. It provides excellent access into central Gosforth with its range of bars restaurants and coffee shops as well as being within close proximity to the A1 motorway. There are also excellent schools within the area.

Upon entering the property there is a fabulous reception hallway with parquet flooring and bifurcated solid oak staircase leading to the first floor. The ground floor comprises five reception rooms to incorporate a 27 ft drawing room, 19ft dining room, sitting room, study and studio with pine cladded vaulted ceiling and open fire. There is a modern fully fitted breakfasting kitchen together with large conservatory overlooking the rear garden. There is also a utility and a shower room. The ground floor also benefits from a large office with storage facility and WC ideal for those families working from home. To the first floor are five bedrooms with the master benefitting from a dressing room, en suite and balcony overlooking the rear garden. The second and third bedrooms also benefit from a 'Jack & Gill' bathroom and there is also an en suite to the fourth bedroom. The fifth bedroom comprises floor to ceiling windows and is currently being used as a library. Externally to the rear are beautiful mature private gardens with patio area whilst to the front there are electronically operated wrought iron gates leading to a driveway providing ample off street parking for several cars. Additional features to the property are UPVC double glazing and gas fired central heating. The property is a must view for those seeking an impressive family home within the Gosforth area.

Guide Price: £1,500,000

ROOK
MATTHEWS
SAYER

0191 284 7999
Unit 12, Gosforth Shopping Centre NE3 1JZ

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



Greystoke Park

Central Gosforth, NE3 2DZ

GROUND FLOOR

ENTRANCE DOOR LEADS TO:

RECEPTION HALL

Double composite doors, double glazed windows, parquet flooring, bifurcated staircase to first floor with spindle banister, cornice to ceiling, storage cupboard, and two double radiators.



SHOWER ROOM

Low level WC, step in shower cubicle shower, pedestal wash hand basin, part tiled walls, extractor fan, and a double radiator.

DRAWING ROOM 27'5 x 15'0 (8.36 x 4.57m)

Double glazed window to rear, marble fireplace, double glazed door to rear, cornice to ceiling, entry phone, two double radiators.

DINING ROOM 19'1 (plus recess) x 16'2 (5.82 x 4.93m)

Double glazed windows to rear, parquet flooring, double glazed French doors to rear, cornice to ceiling, and four radiators.



STUDY 15'1 x 15'0 (4.60 x 4.57m)

Double glazed windows to front, parquet flooring, staircase to first floor, coving to ceiling, double radiator, and a single radiator.

STUDIO 27'2 (8.28m) in length

Double glazed windows, hardwood flooring, pine cladded ceiling, open fire, double glazed French doors to rear, and two double radiators.

SITTING ROOM 15'9 x 12'4 (4.80 x 3.89m)

Double glazed window, double glazed French doors, ceramic tiled floors, cornice to ceiling, and two double radiators.



CONSERVATORY (L-shape) 26'4 (max) x 13'2 (8.03 x 4.01m)

Two double glazed French doors, tiled floor, and three double radiators.

BREAKFAST KITCHEN 15'0 x 13'3 (4.57 x 4.04m)

Fitted with a range of wall and base units, double drainer sink unit, microwave, twin integrated dish washer, and two radiators.

UTILITY 15'1 x 5'6 (4.60 x 1.68m)

Wall and base cupboard, sink unit, space for automatic washer, space for a tumble dryer, tiled floor, double glazed door, and a radiator.

LARGE OFFICE 23'0 x 19'10 (7.01 x 6.05m)

WC, twin double glazed doors, and wood block flooring, and four radiators.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window, three built in cupboards, and a radiator.

MASTER BEDROOM 20'10 (max) x 15'0 (6.35 x 4.57m)

Double glazed window to rear, double glazed door to balcony, cornice to ceiling, and four radiators.

EN SUITE BATHROOM

Five piece suite comprising of a panelled jacuzzi bath, step in shower cubicle shower, wash hand basin, low level WC, bidet, part tiled walls, tiled floor with underfloor heating, heated towel rail, double glazed window, extractor fan.

DRESSING ROOM/BEDROOM SIX 13'3 x 11'10 (4.04 x 3.61m)

Fitted wardrobes and cupboards, and three radiators.

BEDROOM TWO 15'9 x 12'11 (4.80 x 3.94m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, coving to ceiling, and a radiator.

BEDROOM THREE 16'7 (into bay) x 17'0 (max) (4.80 x 3.94m)

Double glazed bay window to rear, fitted bedroom furniture, fitted wardrobes, coving to ceiling, and a radiator.

JACK AND JILL BATHROOM (bedrooms two and three)

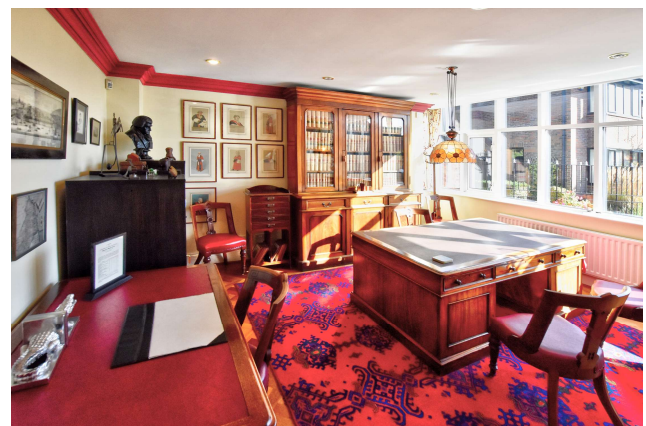
Four piece suite comprising of a panelled bath, step in shower cubicle shower, low level WC, bidet, tiled walls, tiled floor, coving to ceiling, shaver point, double radiator, double glazed frosted window to rear.

BEDROOM FOUR 16'3 (into bay) x 13'6 (max) (4.95 x 4.11m)

Double glazed windows, bay window, coving to ceiling.

EN SUITE SHOWER ROOM

Double glazed window, step in double shower cubicle shower, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan, and a heated towel rail.





LIBRARY/BEDROOM FIVE 15'0 x 13'7 (4.57 x 4.14m)

Double glazed window to front, parquet flooring, coving to ceiling, and a double radiator.

EXTERNAL

FRONT

Paved area to the front providing ample off street parking for several cars via electronically operated wrought iron gates.

REAR GARDEN

Beautiful secluded mature landscape gardens to the rear, patio, summer house and garden shed.



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: G

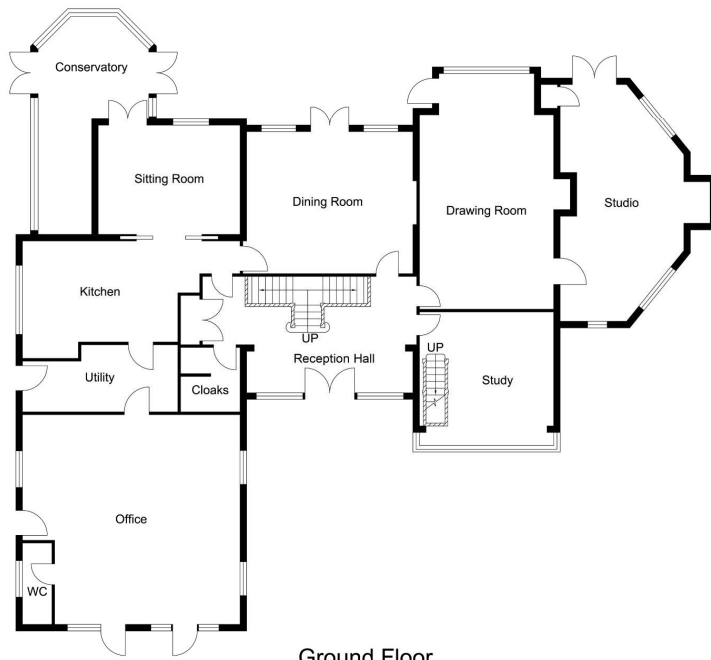
EPC Rating: C

GS14093/DJ/PC/02.11.22/V.2

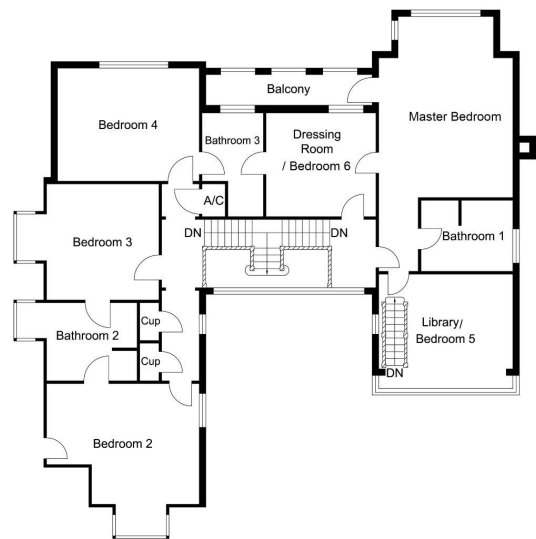


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Greystoke Park

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1