



Elmfield Road Gosforth

An outstanding five bedroom end terrace house located within this sought after residential road just off the High Street in central Gosforth. This lovely family home was originally constructed circa 1860 and maintains much of its original style and character. It also offers flexible and versatile accommodation to suit a variety of potential purchasers boasting in excess of 3400 sq ft floor area. The property is within easy walking distance to local shops, amenities, coffee shops and restaurants on the High Street. There are frequent transport links nearby as well as excellent schools within the area. The Town Moor is a short distance away.

The property is set back from Elmfield Road with pedestrian gate access and pleasant town garden leading to a refurbished timber framed entrance porch. This leads to the reception hallway with cloakroom/WC and sweeping staircase leading to the first floor. The hall leads to a drawing room to the front of the house with decorative corning to the ceiling, ceiling rose and picture rail together with replacement timber framed sash windows and lovely fireplace. There is an additional reception room to the rear currently used as a family room which features solid oak flooring, fitted bookshelves and cabinets, and fabulous fireplace. Returning to the reception hallway there is a passage leading to the dining room with cast iron fireplace and views over the rear garden. From the dining room there is access to the breakfasting kitchen fitted with a range of quality fitted wall and base units incorporating 'Corian' work surfaces and integrated appliances together with Amtico flooring. There are also French doors leading to the rear garden.

From the kitchen there is an elegant cast iron spiral stair case leading to the first floor. The first floor landing provides access to five bedrooms together with a shower room and a family bathroom with roll top bath and separate shower. The master bedroom features decorative plasterwork to the ceiling and feature fireplace together with hardwood sash windows. The second bedroom also features ornate plasterwork and a feature fireplace together with hardwood sash windows. Bedroom three is another double room with dual aspect windows to the rear. Bedrooms four and five are currently both used as studies. Externally to the rear is a private garden which is mainly paved with mature trees and raised borders. From the garden there is access to the Coach House which has been converted to a craft studio/utility with wall and base units and space for automatic washing machine and tumble dryer. It also includes a WC with wash hand basin. There is a large garage to the rear with lighting and power which is accessed via Causey Street. To the front of the property is a pleasant town garden laid mainly to lawn with planted borders.

Offers Over **£875,000**

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GROUND FLOOR

ENTRANCE DOOR LEADS TO:
PORCH

RECEPTION HALLWAY

LOUNGE 18'0 x 15'9 (5.8 x 4.80m)

RECEPTION ROOM 17'0 x 14'0 (5.18 x 4.26m)

CLOAKROOM/W.C.

DINING ROOM 12'10 x 13'10 (3.91 x 4.21m)

BREAKFASTING KITCHEN 17'0 x 12'10 (5.18 x 3.91m)



FIRST FLOOR

LANDING

MASTER BEDROOM 18'6 x 16'0 (5.63 x 4.87m)

BEDROOM TWO 17'5 x 15'0 (5.30 x 4.57m)

SHOWER ROOM

BEDROOM THREE 14'0 x 9'7 (4.26 x 2.92m)

BEDROOM FOUR 9'4 x 9'7 (2.84 x 2.92m)

BEDROOM FIVE 15'0 x 13'0 (4.57 x 3.96m)

FAMILY BATHROOM 9'9 x 9'7 (2.97 x 2.92m)



EXTERNALLY

FRONT GARDEN

REAR GARDEN, ACCESS TO:

COACH HOUSE/W.C. 17'0 x 12'0 (5.43 x 3.65m)

GARAGE 13'0 x 16'0 (3.96 x 4.87m)
Remote opening.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL PROPERTY INFORMATION

The property lies within a conservation area

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: F

EPC RATING: D

GS00014837.DJ.PC.27.02.24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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

Version 2

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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