



Woodlea Gardens | Gosforth | NE3 5BY

## Offers Over £395,000

Viewing comes recommended on this extended 4 bedroom semi detached house located within this sought after residential road in Garden Village Gosforth offering open aspect views of the local green. The property is ideally suited for a growing family and boasts in excess 1500 sq ft floor area. Key features include a downstairs shower room, large kitchen with granite work surfaces, full width extension to the rear with Velux windows and lovely southerly facing garden. There is also parking to the front for 2 cars and a garage with roller door. The property is well positioned within easy walking distance to the Regent centre Interchange, as well as local shops, amenities and excellent schools. Gosforth High Street is a short distance away. Garden Village benefits from a local community centre with tennis courts and bowling green with Gosforth Nature reserve being nearby.

The property comprises entrance hallway with shower room and staircase leading to the first floor. There is a lounge to the front with bay window which leads to extended open plan living room/dining room to the rear with wood burner and Velux windows. There is also a 21ft kitchen with granite work surfaces and Velux windows. To the first floor are 4 bedrooms together with an office, family bathroom and separate WC. Externally to the rear is a lovely mature southerly facing garden with gravelled driveway to the front leading to a single garage with roller door. Additional benefits include gas fired central heating and UPVC double glazing.

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**4 Bedroom semi detached house**

**Boasts in excess 1500 sq ft**

**21ft kitchen**

**Downstairs shower room**

**Southerly facing garden**

**Parking for 2 cars**

**For any more information regarding the property please contact us today**

**ENTRANCE DOOR LEADS TO:**

**ENTRANCE PORCH**

Staircase to first floor with spindle banister, understairs cupboard, travertine floor, radiator.

**SHOWER ROOM**

Double glazed window, low level WC, step in shower cubicle, wash hand basin, extractor fan.

**LOUNGE 12'1 (into bay) x 10'6 (3.68 x 3.20m)**

Double glazed bay window to front, picture rail, coving to ceiling.

**FAMILY ROOM 21'3 x 13'11 (into alcove) (6.48 x 4.24m)**

Stone fireplace with wood burner, double glazed French door, two double radiator, Velux windows.

**KITCHEN 20'11 x 16'10 (max) (6.38 x 5.13m)**

Fitted with a range of wall and base units with granite work surfaces, 1 ½ bowl sink unit, extractor hood, gas cooker point, space for automatic washer, space for automatic dishwasher, wall mounted central heating boiler, two radiators, door to garage, travertine floor, door glazed French doors.

**OFFICE 6'7 x 5'11 (2.01 x 1.80m)**

Double glazed window to front.

**FIRST FLOOR LANDING (with office area)**

Double glazed window, access to roof space, build in cupboard, radiator.

**BEDROOM ONE 12'0 (into bay) x 10'5 (3.66 x 3.18m)**

Double glazed bay window to front, radiator.

**BEDROOM TWO 11'5 x 10'7 (into alcove) (3.48 x 3.23m)**

Double glazed window to rear, radiator.

**BEDROOM THREE 11'3 x 7'5 (3.43 x 2.26m)**

Double glazed window to rear, picture rail, radiator.

**BEDROOM FOUR 11'2 x 6'8 (3.40 x 2.03m)**

Double glazed window to rear, radiator.

**FAMILY BATHROOM**

Panelled bath with shower over, wash hand basin with set in vanity unit, part tiled walls, tiled floor, radiator, double glazed frosted windows to rear.

**SEPARATE W.C.**

Low level WC, double glazed frosted window.

**FRONT GARDEN**

Gravelled driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, flower, tree and shrub borders, fenced boundaries, garden shed, greenhouse, southerly facing.

**GARAGE**

Attached, roller door.

**T: 0191 284 7999**

**gosforth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### 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: C**

**EPC RATING: TBC**

GS00015502.DJ.PC.17/07/25.V.2

Waiting on EPC



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