



Featherstone Grove | Gosforth | NE3 5RJ

# Offers Over £500,000

An outstanding 5/6-bedroom end-terraced townhouse situated within the highly sought-after Melbury development in Newcastle Great Park. This beautifully presented family home offers generous, flexible and versatile accommodation arranged over three floors, making it ideal for a wide range of buyers. The property also benefits from a lovely southerly-facing rear garden and a double garage.

The ground floor features an entrance lobby leading into a welcoming reception hallway with WC and staircase to the first floor. To the front is a spacious double bedroom with a large storage cupboard and en-suite facilities. To the rear is a substantial reception room, currently used as a gym, which could easily serve as an additional bedroom and provides direct access to the rear garden. A useful utility room completes the ground floor. The first floor offers a superb dual-aspect open-plan sitting/dining room, which flows through to a well-appointed kitchen/diner fitted with a range of wall and base units. There is also a study on this level, ideal for home working. To the second floor are four further well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property enjoys a well-maintained southerly-facing rear garden with a summer house, and gated access leading to a double garage located in a separate block. To the front is an attractive town garden enclosed by wrought-iron railings.

The property is ideally positioned for easy access to central Gosforth, excellent local schools, and frequent transport links.

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**Outstanding end terraced with  
double garage**  
**Lovely southerly facing rear garden**

**No onward chain**  
**5/6 bedrooms**

**Superb dual aspect open plan  
sitting/dining room**

**Access to central Gosforth and  
excellent local schools**

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

#### GROUND FLOOR

##### **ENTRANCE DOOR LEADS TO: ENTRANCE LOBBY**

Double glazed entrance door, cloaks cupboard, tiled floor, radiator.

##### **RECEPTION HALL**

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

##### **BEDROOM ONE 19'4 x 12'6 into 11'4 (5.89 x 3.81-3.45m)**

Double glazed windows to front, walk in cupboard, two radiators.

##### **EN SUITE SHOWER ROOM**

Step in shower cubicle, wash hand basin with set in vanity units, low level WC, tiled floor, part tiled walls, extractor fan, radiator.

##### **RECEPTION ROOM 25'7 x 10'11 (7.80 x 3.33m)**

Double glazed window to rear, double glazed French door, three radiators, walk in cupboard.

##### **W.C.**

Low level WC, pedestal wash hand basin, radiator.

##### **UNITILY 15'2 x 6'5 (max) (4.62 x 1.96m)**

Base units, sink unit, space for washing machine, central heating boiler, double glaze window to rear, double glazed door to rear, radiator.

#### FIRST FLOOR

##### **FIRST FLOOR LANDING**

Staircase to second floor with spindle banister.

##### **LOUNGE/DINING ROOM 27'0 (plus recess) x 21'5-12'11 (8.23 x 6.53-3.94m)**

Double glazed window to front and rear, coving to ceiling, double glazed French doors with Juliette balcony, three radiators.

##### **STUDY**

Double glazed French door with Juliette balcony, coving to ceiling, radiator.

##### **DINING KITCHEN 30'2 (max) x 10'7 (9.1 x 3.23m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, tiled splash back, coving to ceiling, extractor hood, radiator, part tiled floor, double glazed window to rear.

#### SECOND FLOOR

##### **SECOND FLOOR LANDING**

Double glazed window, access to roof space, radiator.

##### **BEDROOM TWO 18'8 (max) into 10'8 x 19'7 (5.69-3.25 x 5.97m)**

Double glazed windows to front, fitted wardrobes, coving to ceiling, two radiators.

##### **EN SUITE SHOWER ROOM**

Step in shower cubicle, wash hand basin with set in vanity units, low level WC, tiled floor, tiled walls, extractor fan, heated towel rail.

##### **BEDROOM THREE 22'4 (max) x 15'7 (max) (6.88 x 4.75m)**

Double glazed windows to rear, fitted wardrobes, radiator.

##### **BEDROOM FOUR 10'10 x 10'10 (3.30 x 3.30m)**

Double glazed window, fitted wardrobes, interconnecting door to bedroom 5, radiator.

##### **BEDROOM FIVE 10'8 x 9'1 (3.25 x 2.77m)**

Double glazed window to rear, radiator.

##### **FAMILY BATHROOM**

Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, tiled wall, tiled floor, heated towel rail, airing cupboard housing hot water cylinder, extractor fan, double glazed frosted window.

#### EXTERNAL

##### **REAR GARDEN**

Laid mainly to lawn, patio, summer house, gated access, walled borders.

##### **DOUBLE GARAGE**

Separate block, up and over door.

**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to property

Mobile Signal Coverage Blackspot: No

Parking: Driveway, On Street & Garage

#### 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.

#### RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes, in front of garage.

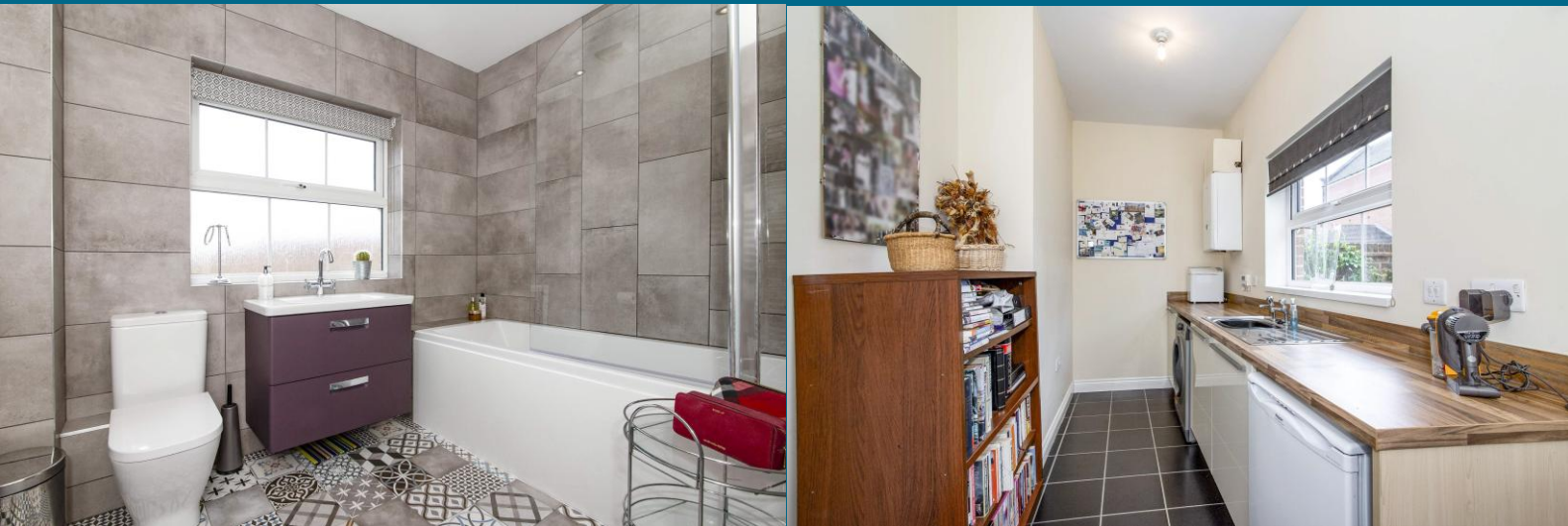
#### TENURE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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