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MAYFIELD ROAD, GOSFORTH, NE3
Offers Over £475,000

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Well Presented & Extended Period Terraced Home Situated within Central Gosforth, Boasting Two Great Reception Rooms, Generous 19ft Kitchen/Breakfast Room, Five Bedrooms, Two Bathrooms & Delightful South Facing Rear Courtyard!

This beautiful Edwardian terraced home is ideally situated on Mayfield Road, Gosforth. Mayfield Road, which is tucked just off Linden Road and North Avenue, is well placed to provide easy access to outstanding local schooling and is also positioned within walking distance to Gosforth High Street, with its excellent array of local shops, cafés, restaurants and transport links into Newcastle City Centre and beyond.

The property is also located just a short walk from the beautiful Elgy Green, the shops of Ashburton Village and is also placed close to Gosforth Lawn Tennis Club.

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Boasting close to 2,000 Sq ft of internal living space, the accommodation briefly comprises: Entrance porch which leads into a lobby. The lobby in turn gives access to the entrance hall with staircase leading to the first floor and is open to the dining/family room.

The lounge is located to the left, with polished wood flooring, walk-in bay window, feature fireplace and storage to the alcove. To the rear is a dining/family room, again with period fireplace, storage to the alcove and French doors leading out onto the rear courtyard, which is open to the hallway with under-stairs store cupboard.

A door from here then opens to a generous kitchen/breakfast room which measures 19ft, with a range of fitted wall and base units with granite work surfaces, spot lighting and a door leading out to the rear yard.

The first floor landing gives access to four bedrooms, two of which are comfortable doubles. Bedroom one with walk-in bay and fitted storage. Bedroom two is located to the rear, again with fitted storage. Bedroom three is located to the very rear and is set out as a home office/study and bedroom four is laid out as a dressing room with fitted storage. The first floor landing also gives access to a family bathroom with four piece suite including a corner bath and walk-in shower area.

The stairs then continue up to the extended second floor, which in turn leads to a fifth bedroom, which is also a double with 'Velux' windows. The second floor landing leads into a second family bathroom, which has been re-fitted and provides a well presented four piece suite with free standing bathtub.

Externally, the property benefits from a well presented town garden to the front, with wrought iron railings. To the rear, is a delightful, south facing courtyard garden, with walled boundaries and gated access to the rear service lane.

Double glazed throughout, with a new, efficient condensing boiler, providing a high pressure, hot water system, viewings are deemed essential to avoid disappointment.



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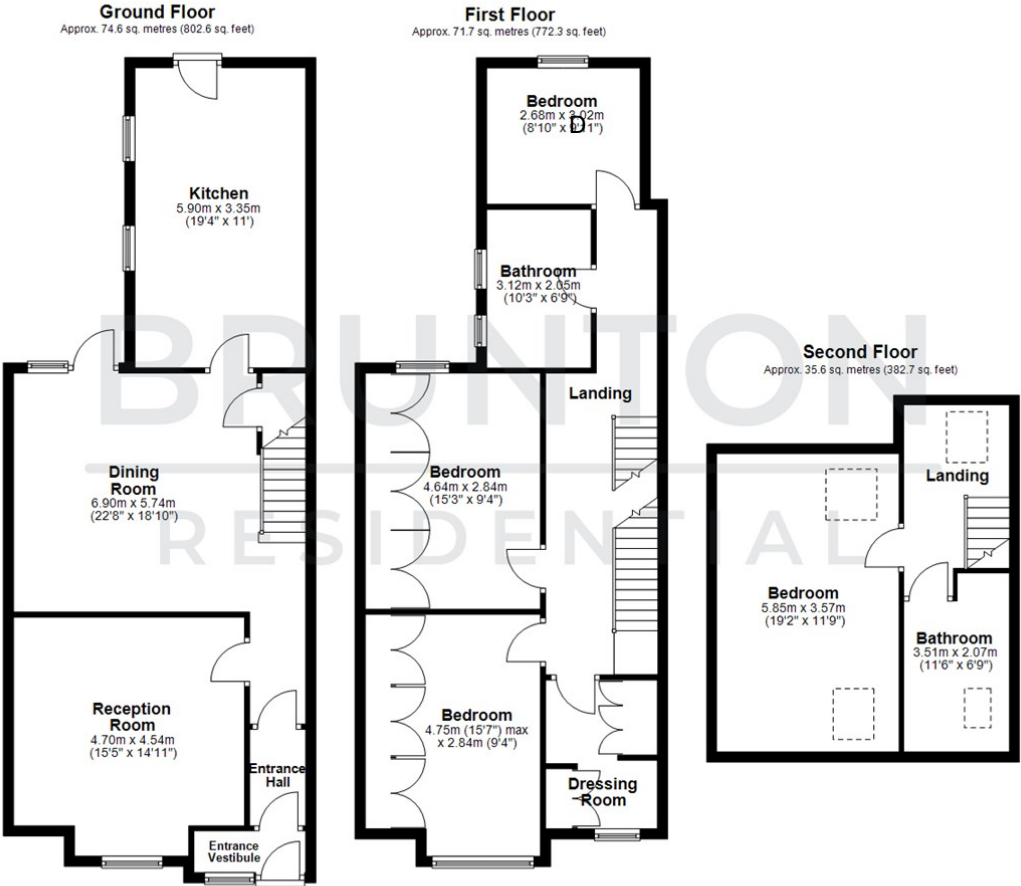
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

