



**GRAHAM PARK ROAD | GOSFORTH, NEWCASTLE UPON TYNE**





35 GRAHAM PARK ROAD, GOSFORTH, NEWCASTLE UPON TYNE NE3 4BJ

PRICE ON APPLICATION

**A BEAUTIFUL, THREE STOREY, SEMI DETACHED PERIOD HOUSE,  
EXTENSIVELY RENOVATED TO A LUXURIOUS STANDARD**

VESTIBULE | RECEPTION HALL | CLOAKROOM/WC | FAMILY SITTING ROOM | DINING ROOM  
PLAYROOM | KITCHEN/BREAKFASTING ROOM | UTILITY/LAUNDRY ROOM | STUDY | SHOWER ROOM/WC  
FIRST FLOOR: MASTER BEDROOM SUITE WITH DRESSING ROOM | THREE FURTHER DOUBLE BEDROOMS  
TWO FAMILY BATHROOMS | SECOND FLOOR: TWO FURTHER DOUBLE BEDROOMS

EXTENSIVELY LANDSCAPED SOUTH FACING REAR GARDENS | GARAGE INCORPORATING FITTED WORKSHOP  
AND HOBBIES ROOM | SEMI CIRCULAR DRIVEWAY WITH PARKING FOR MANY CARS

**rare!** From Sanderson Young

## SITUATION AND DESCRIPTION

35 Graham Park Road provides one of the most splendid and beautiful three storey semi-detached period houses, in one of Newcastle's most sought after addresses. The house is located on the southern side of the road and has one of the widest frontages on to the street. The property was purchased in recent years and has been extensively renovated, improved and refurbished to a very high and luxurious standard.

The property has recently benefited from extensive landscaping to the rear gardens with fabulous large family lawns and well stocked borders with mature trees. The wide, beautifully finished stone flagged terrace has very attractive lighting surrounding it which is particularly effective in the evening hours. The terrace is a significant benefit to the house and stretches the whole width of the rear of the property.

To the front there is a semi-circular block paved driveway with parking for many cars. This leads into the garage, at the rear of which is a workshop. Access is via the principal entrance to the front, which is on the northern elevation with a fabulous panelled and part glazed door leading through to the vestibule.

The house itself has a great deal of style and character and offers impeccable interior accommodation, with a lovely vestibule leading to an L shaped reception hall, which is an outstanding feature of the house with high ceilings, tremendous cornicing and stunning marble flooring (a feature that runs through many of the ground floor rooms). The reception hall at the rear leads onto the service areas of the house and includes built-in wine Sub-zero refrigeration and a separate cloakroom/wc.

The hallway also provides access to the utility/laundry room, which is extensively equipped and fitted with high quality cabinets, as well as the study room with access on to the gardens, and connects on in turn to the second entrance passageway and hall. The second hallway provides access to a shower room/wc, ideal for pets and access into the garage.

To the ground floor there are four very well-proportioned principal reception rooms, all with beautiful interior design. The dining room is a magnificent room to the front aspect, with high ceiling, stunning cornicing, super fireplace with log burning coal effect fire, plantation shutters and wood flooring. The playroom, a second large reception room to the front aspect, is well equipped and fitted with cabinets and storage space and plantation shutters. To the rear, there is a family sitting room with beautiful wood flooring, plantation shutters, a fabulous fireplace and high ceilings.

The fourth reception is a magnificent kitchen/breakfasting room which benefits from a very large extension to the rear of the house, with great natural light overlooking the gardens. There is a stunning arrangement of Herrington Gate supplied walnut wall and base cabinets, with silestone







tops and Sub-zero refrigeration supported by Mercury cooking facilities. The kitchen is an outstanding feature of this impressive house.

The main staircase leads up to the principal first floor landing, where there is access into the roof void with a pull down ladder and four doors off to the accommodation.

The first floor accommodates a master suite over the whole rear of the house, overlooking the south facing gardens. The master suite incorporates two previous double bedrooms into one, as a bedroom/sitting room and a beautiful dressing room with walnut fitted cabinets, drawer units and storage space.

There are two further attractive double bedrooms to the principal landing and a stunning family bathroom, which includes a tub bath, separate shower and magnificent tiling. The side landing gives access to the fourth double bedroom, which is currently used as a gymnasium. This lies adjacent to the second family bathroom, superbly equipped and fitted with a luxurious bathroom suite, separate shower, tub bath and superb tiling and lighting.

A staircase leads above this area to two further double bedrooms, overlooking the front aspect, giving a total of six to the house.

The property has gas central heating, plantation shutters, stunning marble flooring to many of the ground floor rooms and sophisticated lighting and tasteful interior design.

Electric roller doors give access to the garage, to the rear of which is a fitted workshop and hobbies room, leading on in turn to the enclosed rear garden.

The south facing rear gardens are a major asset to the house, with a large lawned family area, raised up terrace and patios, mature trees and beautiful private boundaries.

This is a highly impressive beautiful family home in such a prime residential area of Newcastle, with convenient access to Gosforth High Street. Early viewing comes strongly recommended.

### **SERVICES**

The property has mains electricity, gas, water and drainage.

### **TENURE**

Freehold

### **COUNCIL TAX**

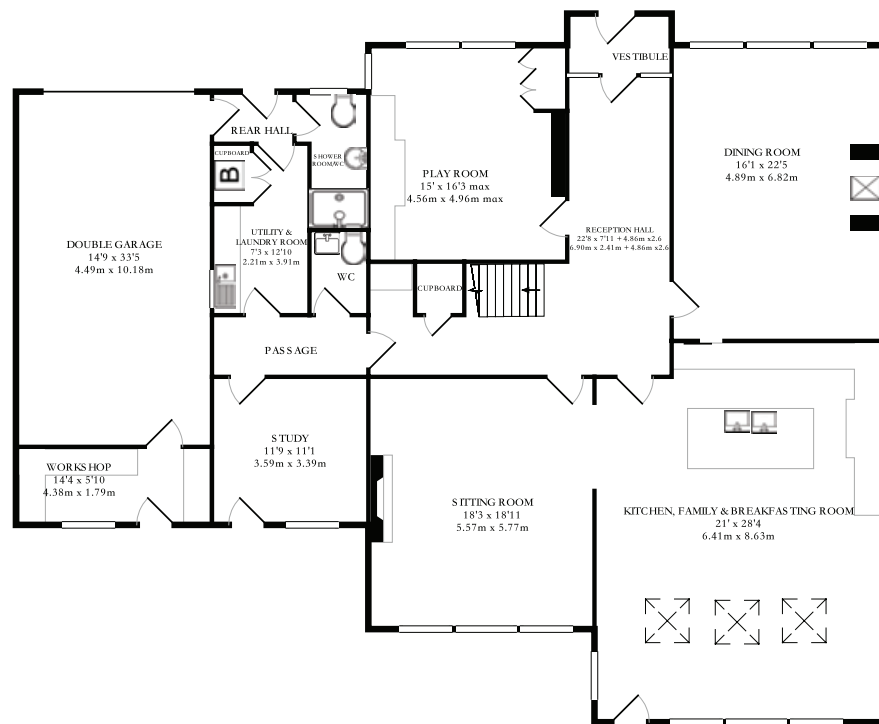
[www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

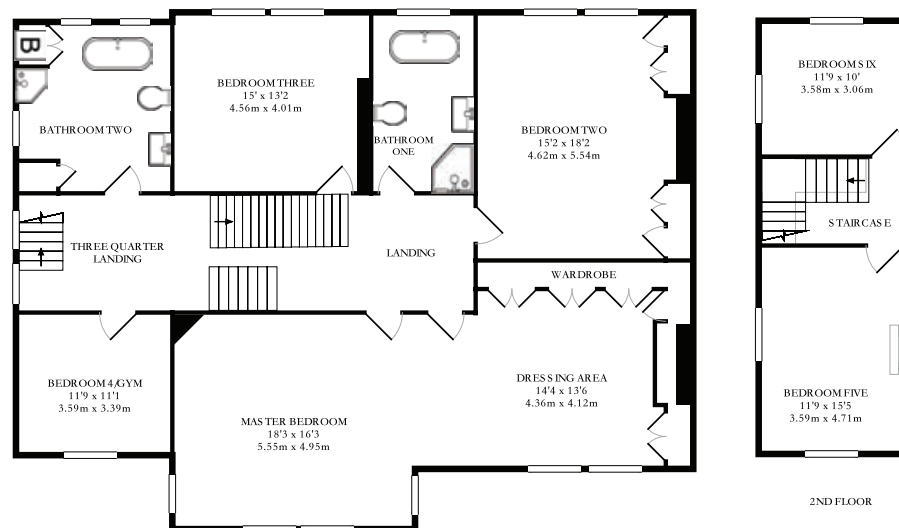
Grade: D







GROUND FLOOR



1ST FLOOR

2ND FLOOR





rare! From Sanderson Young

All confidential enquiries to: rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX

E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk) | T: 0191 2233500 | F: 0191 2233505 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)