



**MONTAGU AVENUE | GOSFORTH, NEWCASTLE UPON TYNE**







29 MONTAGU AVENUE, GOSFORTH, NEWCASTLE UPON TYNE NE3 4JH

PRICE ON APPLICATION

## A FINE FAMILY HOME WITH A BEAUTIFUL INTERIOR AND MAGNIFICENT LANDSCAPED GARDENS LOOKING ON TO THE TOWN MOOR

VESTIBULE | RECEPTION HALL | INNER HALLWAY | CLOAKROOM/WC | KITCHEN/BREAKFASTING ROOM  
DINING ROOM | FORMAL DRAWING ROOM | SITTING ROOM | FOUR DOUBLE BEDROOMS  
DRESSING ROOM/BEDROOM FIVE | EN-SUITE | FAMILY BATHROOM | ROOF VOID SHOWING EXCELLENT  
POTENTIAL FOR CONVERSION

LANDSCAPED GARDENS | DOUBLE GARAGE

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## SITUATION AND DESCRIPTION

Number 29 Montagu Avenue is believed to have been constructed in 1935 by Buist, of Buist and Bramhall, and to have only had three different owners during this time.

The house itself has a great deal of style and character which the current owners have very much enjoyed for many years, having purchased circa 1982. Since that time, a great number of improvements and regular maintenance work have been carried out to the property.

The front curb appeal to the front of the house is significant and includes beautiful presentation with stone-flagged terrace and an open patio, beautiful ornate borders with box hedging and lovely topiary.

The impressive principal entrance includes a beautiful vestibule leading through to the reception hall, which opens up to provide a beautiful inner hallway with herringbone oak flooring. Five doors lead off to principal accommodation, including a walk-in cloakroom/wc and a useful under-stair store cupboard.

The kitchen/breakfasting room is to the front aspect and incorporates a range of pine and cherry wood cabinets, with black granite worktops, a 'Diplomat' cooking range and an 'Electrolux' refrigerator. A door provides access on to the side driveway, which connects in turn to the double garage which has an electric door. To the front of the property there is a lovely dining room with laminate wood flooring and spotlighting, providing a useful entertaining space.

The two principal reception rooms are situated to the rear of the house. The formal drawing room and separate sitting room both provide large independent entertaining rooms with fabulous bay windows and independent glazed doors giving access to the rear gardens and patio area. The drawing room has a modern log burning fire with fitted bookcases to either side of the chimney breast. The sitting room includes high-quality built-in library book cases as well as beautiful mahogany fireplace. Both of the principal reception rooms provide highly impressive entertainment areas.

The elegant staircase leads up to the first floor landing with feature window. The landing connects to the master bedroom suite which is situated to the rear of the property and provides a large south-facing double bedroom. A glazed door leads from the bedroom, on to the first floor terrace and balcony. The balcony stretches the width of the house and has stunning south-facing views over the rear gardens, a particularly lovely sitting area during the summer months. A further door leads on to the en-suite bathroom/wc, with three piece suite including a large cast iron bath. The separate walk-in dressing room is extensively equipped and fitted with good quality Axelrod wardrobes, a wash basin and a sauna. The dressing room could be converted to provide a fifth bedroom if required.









Bedroom two is a large, light and bright double room, with high quality wardrobes and a glazed door providing access on to the south-facing terrace and balcony.

There are two further double bedrooms situated to the front aspect, both well-proportioned.

The family bathroom is situated on the first floor and includes a large cast iron bath with a separate corner shower unit, separate close coupled wc and lovely tiling. The bathroom provides access into the roof void, which is very tall and shows excellent potential for conversion into further accommodation if required.

The house has double glazing, gas radiator central heating and a comprehensive alarm system which links to the police. It occupies a magnificent garden site in the heart of one of Newcastle's most respected residential areas.

The beautifully landscaped rear garden is an outstanding feature of the property and incorporates a slightly sloping lawned area, running down to the nearby stream and adjacent to the fenced boundary, looking on to the Town Moor. The raised up stone terrace and patio includes external lighting with lovely fitted roller blind and sun canopy, ideal for entertaining in the summer evenings.

The stone pathways lead around the side of the lawn, with its attractive lighting and fabulous examples of varying evergreen shrubs and conifers. The gardens lead through magical paths and beautiful borders down to the far boundary. It is a highly impressive garden which will be an absolute delight to many families.

29 Montagu Avenue is a fine home in a beautiful area, with easy access to the Town Moor, as well as Gosforth High Street with its shops, banks and offices and superb schools nearby.

This property has fabulous gardens and a beautiful interior with tasteful decoration and style. It is a lovely house which must be viewed to be fully appreciated.

#### **SERVICES**

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

#### **TENURE**

Freehold

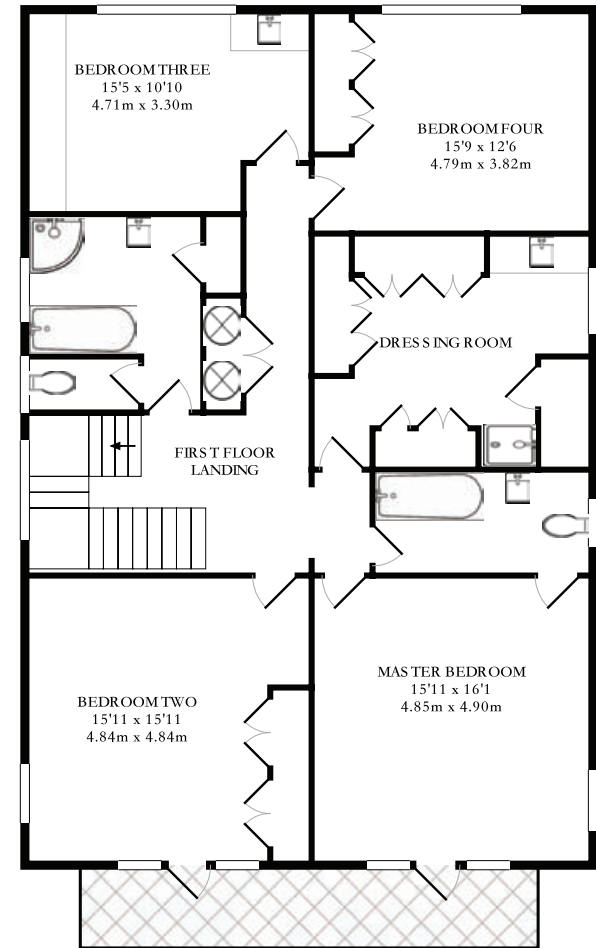
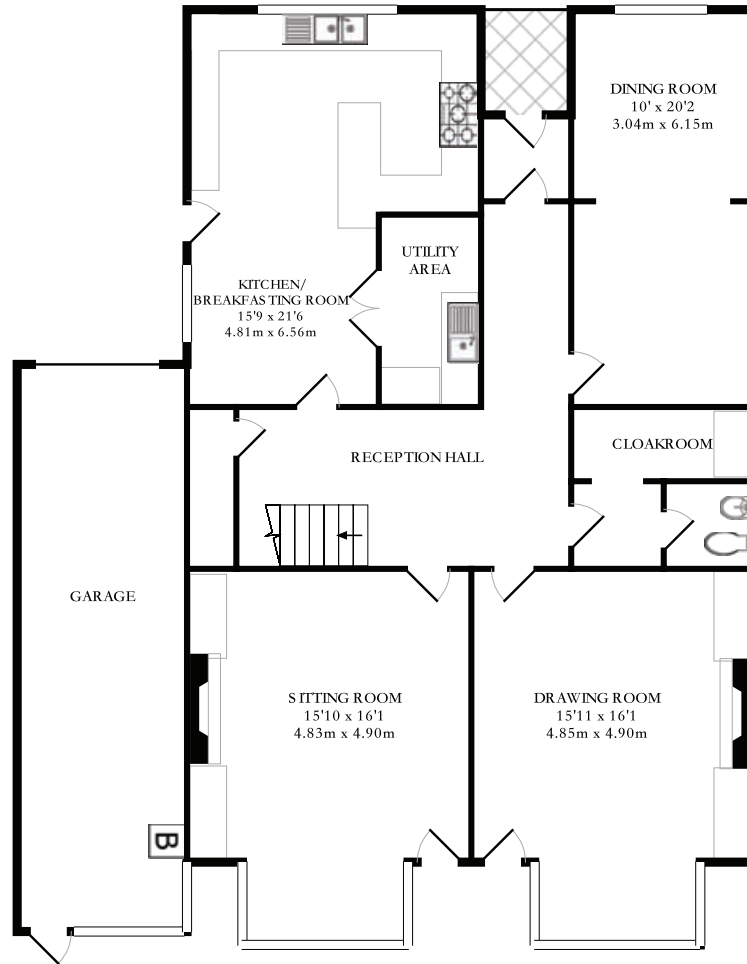
#### **COUNCIL TAX**

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

#### **ENERGY PERFORMANCE RATING**

Grade: D









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