



# 43 The Drive, Gosforth Newcastle upon Tyne NE3 4AJ

## SITUATION AND DESCRIPTION

Occupying a prime site within the heart of Gosforth is this beautiful detached family home. The property was purchased by the current owners approximately 22 years ago and since that time has been extensively remodelled, refurbished and improved. The house has the benefit of double glazing, gas radiator central heating and high quality interior design and presentation, which is very tasteful.

Both the principal roof and the garage roof were replaced in 2015, with accompanying re-boarding and re-decoration.

The remodelling of the house at the front in 2007 had a significant impact on the property and created this lovely home. An entrance vestibule leads through to the spacious reception hall, which in turn connects to a dining room with a fabulous bay window at the front of the house and a sitting room at the rear of the property with bay window and double doors onto the gardens. Both of these principal rooms are very large and well proportioned. The sitting room at the rear has a fireplace and enjoys lovely views.

The family room to the centre of the house has been remodelled and opens through to the kitchen and its breakfast room, which forms part of an extension to the property. The kitchen was refurbished in 2008 and has a beautiful arrangement of contemporary cabinets and Siemens built-in appliances. The wood flooring and attractive lighting make this room highly appealing. The family room has double doors onto the terrace and gardens at the rear.

A passage connects the hall and kitchen with a utility & laundry room, a cloakroom/wc, and a cloaks store cupboard to the side, and a working study/office to the front.

To the first floor of the property the landing is attractive and has a stained glass feature window. It leads on to the master bedroom which is at the rear of the property and very well equipped with high quality wardrobes and a luxury shower room. There are four further bedrooms to the first floor; one of which has its own en-suite shower room whilst the remaining three have access to the family bathroom.

An enclosed high level staircase leads into the roof void where there is a large studio and games room as well as a large enclosed general store area. This second floor area could be utilised as another bedroom suite if required. It has been significantly improved internally with two new Velux windows and insulation.

No. 43 The Drive has a beautiful garden site within this popular location of Gosforth. It lies adjacent to the old stables, which were part of an original estate here in the 1800s.

The property enjoys good on-site car parking, a double length garage and an adjoining greenhouse. The gardens at the rear are south facing and open to the sun while remaining reasonably private. There are a number of terraces and patio areas.

This is a beautiful home in a very good area of Gosforth which has easy access to the High Street with its shops, banks and offices, as well as nearby schools and recreation facilities. Viewing is strongly recommended.

The property comprises:

Access is to the front of the property, with a panelled door and leaded glass leading into the entrance vestibule.

## ENTRANCE VESTIBULE

With attractive tiled flooring, inset doormat, and panelled and glazed double doors leading through to the principal reception hall.

## RECEPTION HALL

13'5 x 17'5 (4.09m x 5.31m)

The focal point of the house, with light oak wood flooring, central heating radiator concealed within a lattice fronted cover, high ceiling with cornicing and central ceiling rose, arched recess with stained and leaded glass window providing a storage area with telephone point and single panelled radiator. Under stairs store cupboard.

From the reception hall doors lead off to the principal ground floor accommodation.

## DINING ROOM (front facing)

17'10 x 19'1 (5.44m x 5.83m) measurements from chimney breast into bay window

A highly impressive and well proportioned room, with a double glazed bay window overlooking the front of the house, egg and dart cornice detailing, central ceiling rose, attractive wallpaper covering, wall lighting and central heating radiator.



**SITTING ROOM** (rear facing)

19'2 x 17'10 (5.84m x 5.45m)

A fabulous room with bay window and glazed double doors leading onto the terrace and gardens. The room has light oak flooring, central heating radiator, stepped corning, picture rail detailing, standard lamp sockets and an Adam style fireplace with marble trim and recess to a coal burning effect gas fire. Folding doors cover a wide hatch opening through to the kitchen and breakfasting areas.

**FAMILY ROOM** (rear facing)

13'4 x 10'10 (4.06m x 3.31m)

A super room with glazed double doors onto the gardens, light oak flooring, wall lighting and wall mounted wide screen TV. The family room is open through to the kitchen & breakfasting room.

**KITCHEN & BREAKFASTING ROOM** (rear facing)

23'9 x 12'2 (7.24m x 3.71m)

The kitchen & breakfasting room was refurbished in 2008 and forms part of a remodelling of the rear of the house. It is beautifully equipped and fitted with a range of white high gloss base, wall and drawer cabinets. Modern worktop surfaces incorporate a stainless steel single drainer double sink unit with waste disposal. Built-in appliances include a Miele dishwasher, twin Siemens refrigerators, twin Siemens eyelevel electric ovens, and an island mounted Siemens ceramic hob combining four induction rings and twin gas hobs, with a Miele extractor hood above. The light oak wood flooring runs through to the breakfasting room. This is fitted with further matching cupboards including a feature mirrored recess and opaque glass fronted doors concealing excellent storage space. It is effectively lit by down lights and by concealed spotlights. There are two feature double glazed windows overlooking the gardens to the side and rear, and a double panelled radiator.

From the kitchen a return door leads to the internal passageway. This passageway also links to the reception hall and has a burglar alarm control panel and a door through to the utility & laundry room.

**UTILITY & LAUNDRY ROOM** (side facing)

5'1 x 6'0 (1.56m x 1.82m)

With stainless steel sink unit, spacing for a washing machine and tumble dryer, terracotta floor tiling and wall mounted gas fired central heating boiler for central heating.

The internal passageway also gives access to a cloaks store cupboard, a separate wc and a study.

**CLOAKS STORE CUPBOARD**

With central heating radiator.

**SEPARATE WC**

Comprising close coupled wc, pedestal wash hand basin, single panelled radiator and Expelair unit.

**STUDY** (front facing)

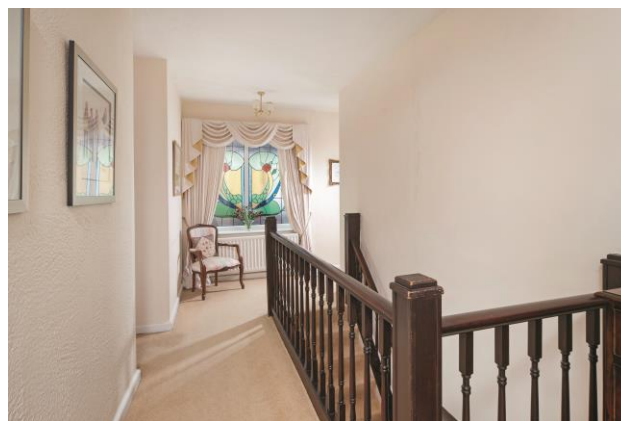
8'9 x 8'6 (2.66m x 2.6m)

A very useful office and working study with double glazed window and single panelled radiator.

Returning to the reception hall, the staircase with its wood handrail, newel post and spindles leads up to the recently re-boarded and re-carpeted first floor of the property.

**FIRST FLOOR LANDING**

With feature stained and leaded glass side window, double panelled radiator and a heated shelved linen cupboard. From the landing six doors lead off to principal accommodation.

**BEDROOM ONE** (rear facing)

16'4 x 15'4 (4.98m x 4.67m)

Extensively equipped and fitted with wardrobes and storage cupboards, window views overlooking the rear gardens, attractive wallpaper covering and central heating radiator.

**EN-SUITE SHOWER ROOM**

Comprising large double shower with glass dividing screen, close coupled wc, bidet unit and twin vanity wash hand basins with storage cupboards beneath and illuminated mirror above. The shower room benefits from electric under floor heating and has a, shaver socket, spotlights to the ceiling, tiling to the walls, a dual powered radiator towel rail and built-in heated shelved linen cupboard.

**BEDROOM TWO** (front facing)

20'3 x 14'0 (6.18m x 4.27m)

An angled room with double glazed bay window to the front elevation, double panelled radiator and cornice detailing.

**EN-SUITE SHOWER ROOM**

Well appointed with a three piece suite comprising double shower with wet panelled walls and glass dividing screen, close coupled wc and pedestal wash hand basin with illuminated mirrored medicine cabinet above. The shower room has tiling to the walls, laminate wood flooring, dual

powered chrome towel rail, radiator and concealed extractor fan.

**BEDROOM THREE** (front facing)

13'9 x 11'6 (4.2m x 3.5m)

With double glazed windows, floor to ceiling sliding mirrored doors concealing excellent hanging rail and shelf storage space and double panelled radiator.

**BEDROOM FOUR** (rear facing)

18'0 x 9'2 (5.5m x 2.79m)

With double panelled radiator.

**BEDROOM FIVE** (front facing)

10'2 x 8'5 (3.11m x 2.58m)

With double glazed windows, floor to ceiling sliding doors concealing hanging rail and shelf storage space, and double panelled radiator.

**FAMILY BATHROOM**

Refurbished in recent times with a four piece suite comprising panelled bath with side mounted tap and handheld shower unit, corner shower cubicle with sliding screen doors, close coupled wc, vanity wash hand basin by Villeroy & Boch with storage cupboards beneath and illuminated mirror above. The bathroom has tiling to the walls, wood effect panelled flooring, dual powered chrome towel rail radiator, spotlighting to the ceiling, shaver socket, concealed extractor fan and double glazed windows.

The last door from the landing conceals a steep staircase that links to the second floor of the house and provides an excellent games room.

**ATTIC ROOM**

22'2 x 20'11 (6.76m x 6.39m) measurements into the eaves

Refurbished in 2015, following the replacement of the main roof, this space makes a fabulous studio. The room has new insulation, lighting and internal boarding as well as newly installed Velux windows. It creates a super opportunity as a games room, studio or living accommodation and retains its door through to the remainder of the attic which is an excellent general storage room for luggage and all-purpose storage.

**EXTERNALLY**

To the front of the house there is a semi circular drive which has attractive block paving and a hard standing area. A covered porch with down lights leads to a half leaded front door.

**DOUBLE GARAGE**

37'11 x 9'3 (11.54m x 2.82m)

With electrically operated sectional garage door, power supply, lighting and good storage space. The rear of the garage accommodates the high capacity, quick recovery hot water cylinder and has recently been re-roofed and internally has been re-boarded and decorated. A panelled and glazed door leads onto the gardens.

The rear of the garage also gives access to the patio and attached greenhouse and potting store which has UPVC double glazing and power and lighting.

To the rear of the house there is a lovely terrace and patio, with external lighting and infra red sensors. Access is available to one side of the house where there is a gas meter and a gated entrance leading onto the front drive.

The principal rear garden is south facing and has close bordered fence boundaries, a large open lawned area and a small kitchen garden. Decorative features include a trellis arch and corner timber decking. The borders are well stocked with plants and evergreen trees and there is a great deal of colour during the spring and summer season.

**ESTATE AGENTS NOTE**

In 2007 planning permission was passed to extend above the double length garage and to provide an en-suite dressing room to the master bedroom. Details of this are available on file.

**SERVICES**

The property has mains gas, electric and water services.

**TENURE**

Freehold.

**FLOOD RISK**

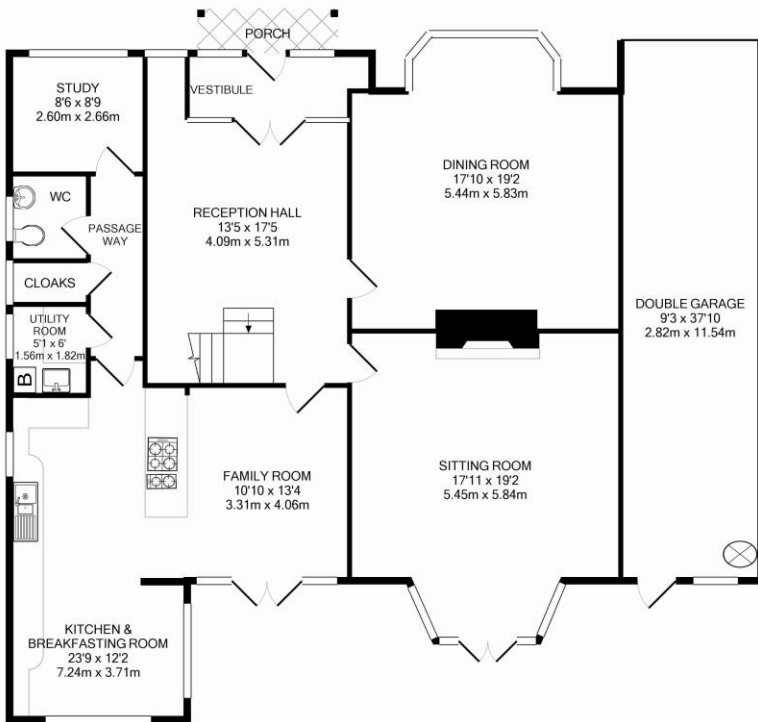
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**COUNCIL TAX:**

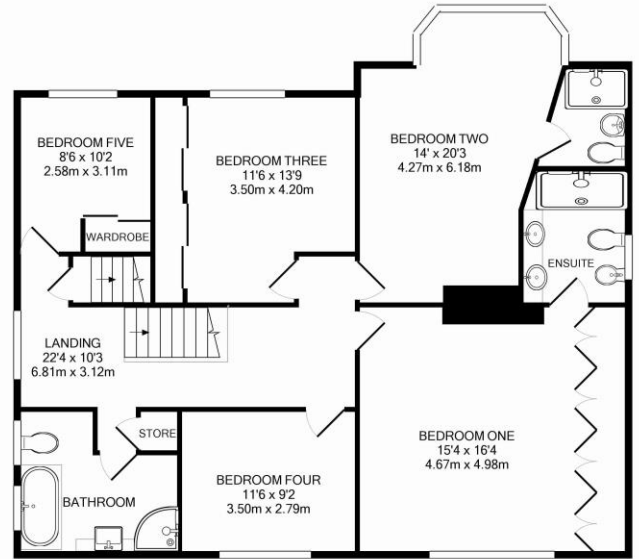
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING:**

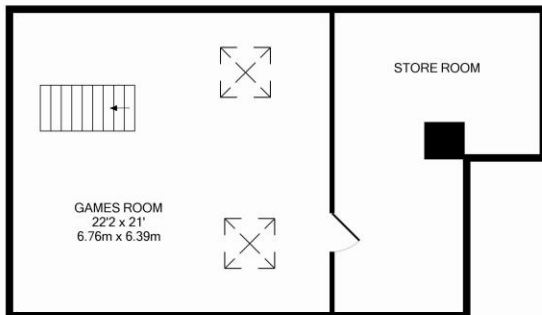
Grade: D



GROUND FLOOR



1ST FLOOR



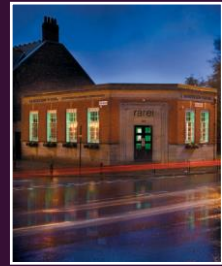
2ND FLOOR

43 THE DRIVE, GOSFORTH, NEWCASTLE  
TOTAL APPROX. FLOOR AREA 2971 SQ. FT. (276.0 SQ. M.)  
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43 The Drive  
Gosforth



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Price on Application

