



ELMFIELD ROAD | GOSFORTH, NEWCASTLE UPON TYNE



50 ELMFIELD ROAD, GOSFORTH, NEWCASTLE UPON TYNE NE3 4BB

PRICE ON APPLICATION

LARGER STYLE, THREE STOREY, DOUBLE FRONTED, SEMI-DETACHED HOUSE, SIGNIFICANTLY REFURBISHED TO A VERY HIGH STANDARD

VESTIBULE | RECEPTION HALL | CLOAKROOM/WC | DRAWING ROOM | DINING ROOM | GARDEN ROOM
PLAYROOM/GYM | KITCHEN/BREAKFAST ROOM | UTILITY | MASTER BEDROOM WITH DRESSING ROOM &
SHOWER/WET ROOM | THREE FURTHER FIRST FLOOR DOUBLE BEDROOMS | FAMILY BATHROOM/WC
SECOND FLOOR: THREE FURTHER DOUBLE BEDROOMS, ONE CURRENTLY A CINEMA ROOM | BATHROOM/WC

ELECTRICALLY OPERATED GATES LEADING TO ENCLOSED COURTYARD | DOUBLE GARAGE | REAR GARDENS

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SITUATION AND DESCRIPTION

No. 50 Elmfield Road represents one of the larger style three storey, semi-detached, double fronted houses which enjoys a superb location on Elmfield Road.

The house, purchased by the owners in the last 6 years, has been significantly improved and refurbished and is presented to a very high standard. The property internally has many features reminiscent of its building era including delightful sash windows, high ceilings, stunning cornicing and superb fireplaces as well as attractive panelled doors.

The entrance vestibule leads through to the reception hall with Jerusalem stone flooring, a feature that runs through to the kitchen/breakfast room. The side passageway links on to a very large utility/laundry room, ideal for larger families, which connects to both the garage and gardens.

There is a cloakroom/wc to the ground floor and access into four principal reception rooms. The playroom at the front, currently used as a gymnasium, is a very pleasant L shaped room with a feature fireplace and stove.

The main dining room is at the front of the property, an elegant room with a delightful bay window with plantation shutters as well as a lovely 'Chesney's' stone fireplace with slate hearth..

The principal drawing room, at the rear of the house, is a very elegant room with high ceilings and bay window which incorporates double doors leading in to the garden room and gardens.

The drawing room is very well proportioned with a beautiful hand carved stone fireplace with high mantel and open grate for a solid fuel fire.

The kitchen/breakfast room is set to the rear of the house and incorporates handmade and hand painted kitchen cabinets by Bridgewater Interiors, a company of high reputation in the north east. There is attractive base, wall and drawer units incorporating a central island with a double Belfast sink with black granite worktops, large six oven AGA and built-in American fridge/freezer as well as 'Siemens' appliances. Double doors link from the kitchen and connect to the garden room which stretches the whole width of the house and has lovely double glazed windows overlooking the gardens giving tremendous natural light, Jerusalem stone flooring and is ideally divided into a breakfasting and family area. There are double doors leading out on to the terrace, patio and south facing rear gardens. The kitchen/breakfast room, conservatory and utility room all benefit from underfloor heating.

To the first floor of the property the master bedroom is a large suite with an en-suite dressing room, beautifully equipped and fitted with light oak handmade cabinets and lovely en-suite shower/wet room with beautiful tiling and underfloor heating.

The whole master bedroom suite is south facing at the rear of the house and has a lovely aspect.

There are three further double bedrooms to the first floor, each very well proportioned, two at the front and one to the rear. They share access to a family bathroom/wc.





Stairs then continue to the second floor of the property where there are three further double bedrooms giving a total of seven to the house; one of the double bedrooms at second floor level is currently used as a cinema room with overhead projector and white screen.

The last door on the second floor connects to the second family bathroom/wc, refurbished in recent times with a beautiful double shower and a roll top bath.

The house benefits from gas central heating with secondary and double glazing to many rooms. There is beautiful lighting and the interior of the property is very tasteful with the majority of the rooms being painted in Farrow & Ball colours, both externally and internally, which suits the period of the house.

Elmfield Road is a very well regarded residential area of Gosforth and this is undoubtedly a very fine house. It is ideally suited to families and benefits from lovely gardens.

To the front of the house there is access on to Elmfield Road with outside lighting and electrically operated gates leading into the enclosed courtyard giving good security and privacy. There is also access into a double garage via an electrically operated up and over door. There is a separate electrically operated pedestrian gate which leads through the landscaped gardens to the front door.

The rear gardens are also a significant feature of the property, being south facing and ideal for families with open lawned areas as well as mature trees giving good screening and privacy. The borders are well stocked with flowers, shrubs and trees giving colour throughout the year.

The raised up terrace and patio is surrounded by mature olive trees and is a lovely area for alfresco dining throughout the summer months.

No. 50 Elmfield Road is a delightful house which enjoys good convenient access to the High Street with its shops, banks and offices, as well as neighbourhood schools and recreation facilities.

We are delighted to offer for sale this family home in such a privileged area which must be viewed internally to fully appreciate.

SERVICES

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

TENURE

Freehold

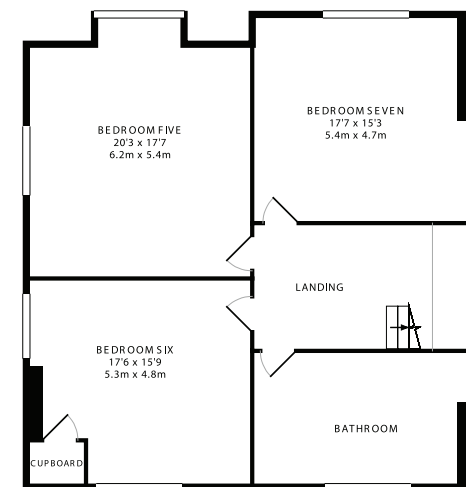
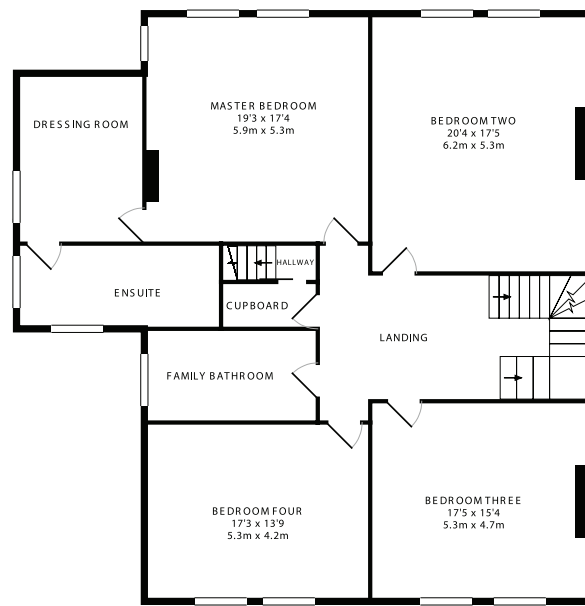
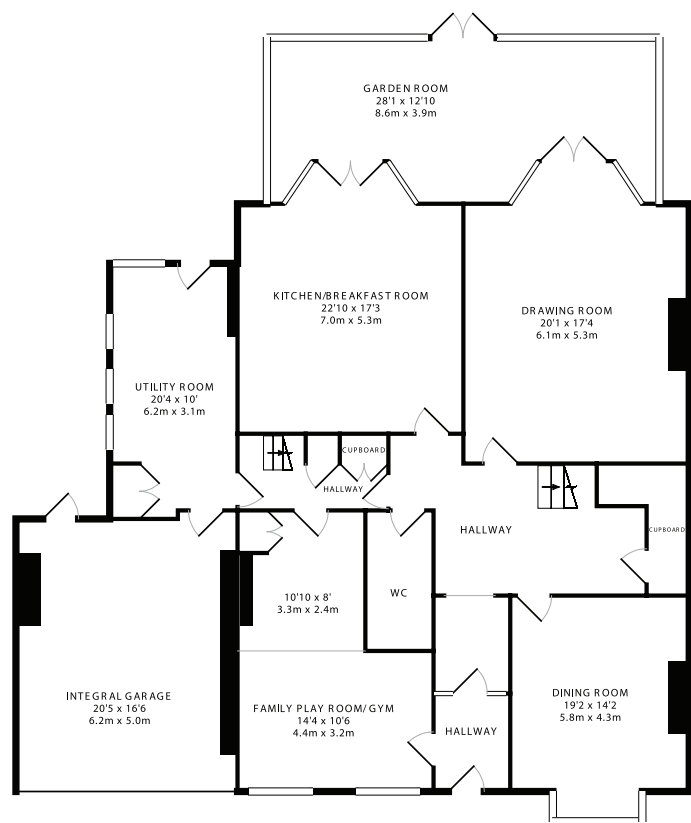
COUNCIL TAX

Please see website: www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E





TOTAL APPROX. FLOOR AREA 5426 SQ.FT. (504.1 SQ.M.)





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