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ELMFIELD GROVE, GOSFORTH, NE3

Offers Over £395,000

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Well Presented Semi-Detached Period Home, Positioned within Ashburton Village & Boasting a Beautiful Lounge, Superb Open Plan Kitchen/Dining and Living Space plus Garden Room, Three Bedrooms, Stylish Re-Fitted Family Bathroom with Delightful & Enclosed Lawned Rear Gardens.

This lovely, three bedroom period home is ideally located on the desirable Elmfield Grove, Gosforth. Elmfield Grove, which is tucked just off from Ashburton Road and Elmfield Park, is perfectly placed to provide direct access to the shops and amenities of Ashburton Village as well as a strong local community.

The property is also placed just a short walk from Elgy Green and Gosforth High Street, which is home to a variety of cafés, restaurants, supermarkets, and everyday shops. Also situated close by are outstanding local schooling and superb leisure facilities, which are all within easy reach.

For the commuter nearby Metro stations, regular bus services, and convenient access to the A1 provide excellent links to Newcastle City Centre and beyond, making this an ideal location for families and professionals alike..

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The internal accommodation comprises: Entrance hall with stairs leading up to the first floor, with a convenient ground floor WC and attractive wood flooring that continues through much of the ground floor.

Positioned to the right a door leads into an impressive, open plan living, dining and kitchen space. A beautifully presented bay-fronted living room is placed to the front, centred around a striking feature fireplace with decorative tiled detailing and a large bay window that fills the room with natural light. Double doors then open through to the impressive open plan kitchen, dining and sun room beyond.

The heart of the home is the thoughtfully enhanced open plan kitchen, dining and sun room, offering generous proportions for everyday living and entertaining. The contemporary kitchen is fitted with shaker-style units, integrated appliances, contrasting work surfaces, tiled splashbacks, recessed lighting, and a breakfast island with seating. The dining area extends beneath two skylights, creating a bright and airy space, while French doors and surrounding glazing provide an attractive outlook and direct access to the rear garden.

Stairs then lead up to the first floor landing, giving access to three well-presented bedrooms and the family bathroom. The main bedroom is positioned to the front of the property and benefits from a bay window, while the remaining bedrooms provide comfortable accommodation for family members, guests, or those working from home. Completing the first floor is a stylish re-fitted family bathroom, fitted with a contemporary white suite comprising a panelled bath with glazed shower screen and rainfall shower, vanity unit, patterned flooring, contemporary wall tiling and chrome heated towel rail.

Externally, the property enjoys a small front garden with walled boundaries and gated pedestrian access, while to the rear there is a beautiful, well kept and enclosed garden with fenced boundaries, a paved patio seating area, and a timber garden shed, creating an excellent space for outdoor dining, entertaining, and family enjoyment.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi-detached home simply demands an early inspection and viewings are strongly advised.





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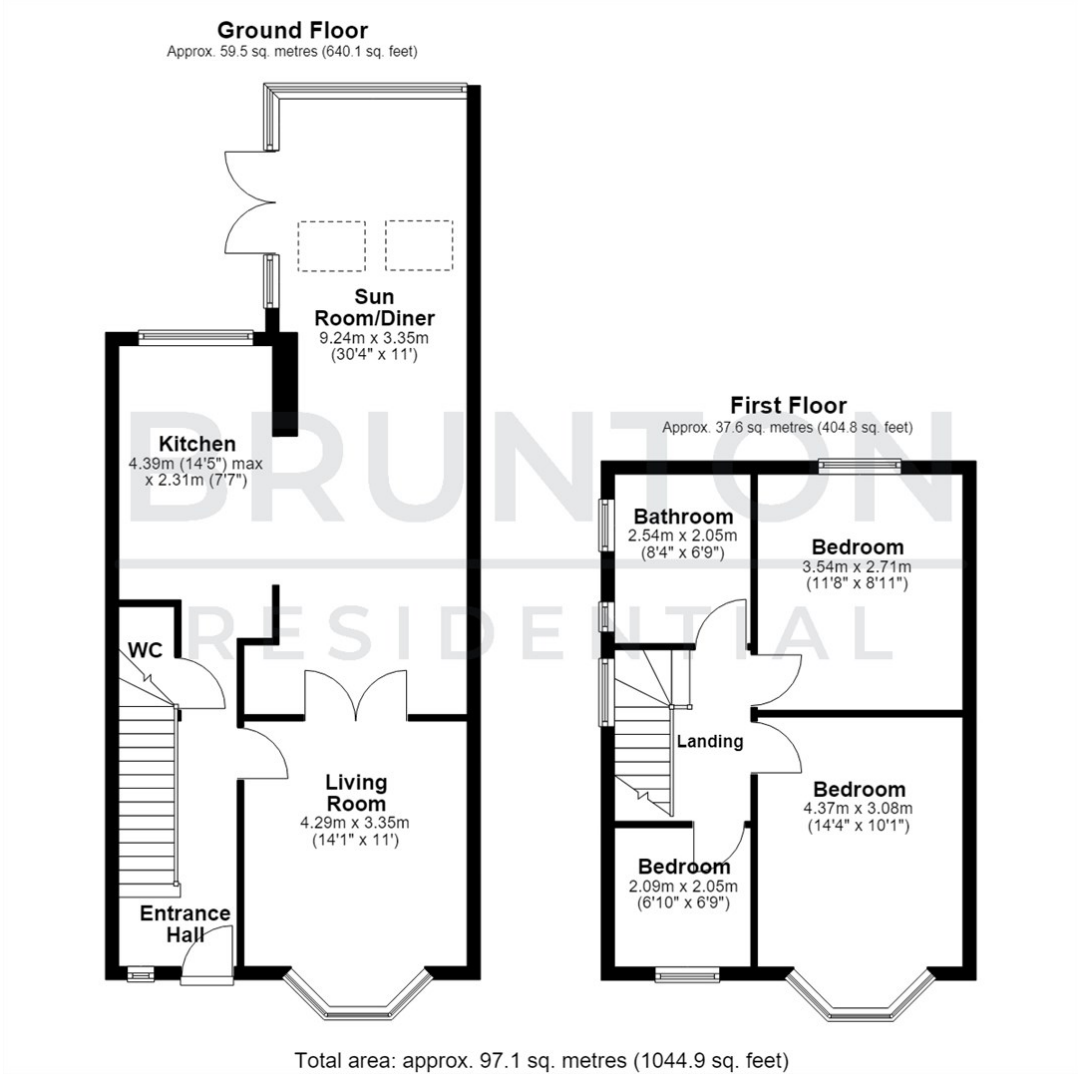
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 97.1 sq. metres (1044.9 sq. feet)

