

# BRUNTON

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## RESIDENTIAL



**WESTFIELD GROVE, GOSFORTH, NE3**

**Offers Over £875,000**

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Superb Modern Detached Family Home Situated within the heart of Gosforth's Conservation Area and within Walking Distance of The Town Moor, Boasting Almost 2,300 Sq ft of Internal Living Space, with a Wonderful Open Plan Kitchen/Dining & Living Space, Lounge/Snug, Impressive First Floor Living Room, Three Double Bedrooms, Family Bathroom plus En-Suite, Delightful & Mature Enclosed Rear Gardens, Off Street Parking & Garage!

This well presented, modern detached family home, offers versatile accommodation which is arranged across three floors and is perfectly positioned on the prestigious Westfield Grove, Gosforth. Westfield Grove, which is tucked just off from Westfield and Westfield Drive, is ideally placed to provide direct access to everything central Gosforth provides, and all set within one of Gosforth's most coveted residential addresses.

Occupying a prime position on the highly desirable Westfield Grove, within the heart of Gosforth's conservation area, the property sits within easy reach of central Gosforth's excellent shops, cafés, restaurants and highly regarded local schooling. Newcastle's Town Moor, the City Centre, the region's leading hospitals and both universities are all conveniently accessible, making this a location that truly suits every stage of family life.

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Originally constructed around 18 years ago, the property has since been thoughtfully extended and enhanced by its current owners. The internal accommodation comprises: A welcoming entrance hall providing access to a versatile ground floor reception room or snug, which is ideal as a home office, sitting room (or even as a ground-floor bedroom should it be required) complete with plantation shutters to a westerly aspect. A useful guest cloakroom with WC serves this level.

The real heart of the home lies to the rear, where a generous open-plan kitchen, dining and family space is accessed from the hallway. The well-appointed kitchen features granite work surfaces, a freestanding range cooker and a range of integrated appliances, with a utility and boot room beyond providing access to the integral garage and store. This wonderful space flows seamlessly into a beautifully extended garden room, which was added some six to seven years ago, and enjoys lovely open aspect views out over the rear garden and also benefits from French doors leading out onto the garden and central atrium, flooding the space with natural light throughout the day.

To the first floor, a landing incorporating a reading area with bespoke fitted storage, provides access to a generous first floor drawing room, complete with fireplace and a large westerly window (that could equally serve as a fourth bedroom if required). The principal bedroom suite is a genuine retreat, and is positioned to the rear, offering bespoke fitted storage, a walk-in wardrobe area, en-suite bathroom and peaceful views out over the rear gardens.

The second floor provides further flexible living, with a TV or reading area, two additional well-proportioned double bedrooms, both of which are presented to a very good standard and benefitting from 'Heritage' windows, along with a family bathroom fitted with a four-piece suite.

Externally, a substantial three-car block-paved driveway provides ample off-street parking, while the garage benefits from an electric vehicle charging point. To the rear, a delightful, mature and enclosed family garden offers a wonderful sense of privacy and seclusion, principally laid to lawn with well-stocked borders and a timber store.

Presented to an excellent standard throughout, this is a truly impressive family home set within a prime Gosforth Conservation Area location and early internal viewings are strongly recommended to fully appreciate everything this wonderful property has to offer.



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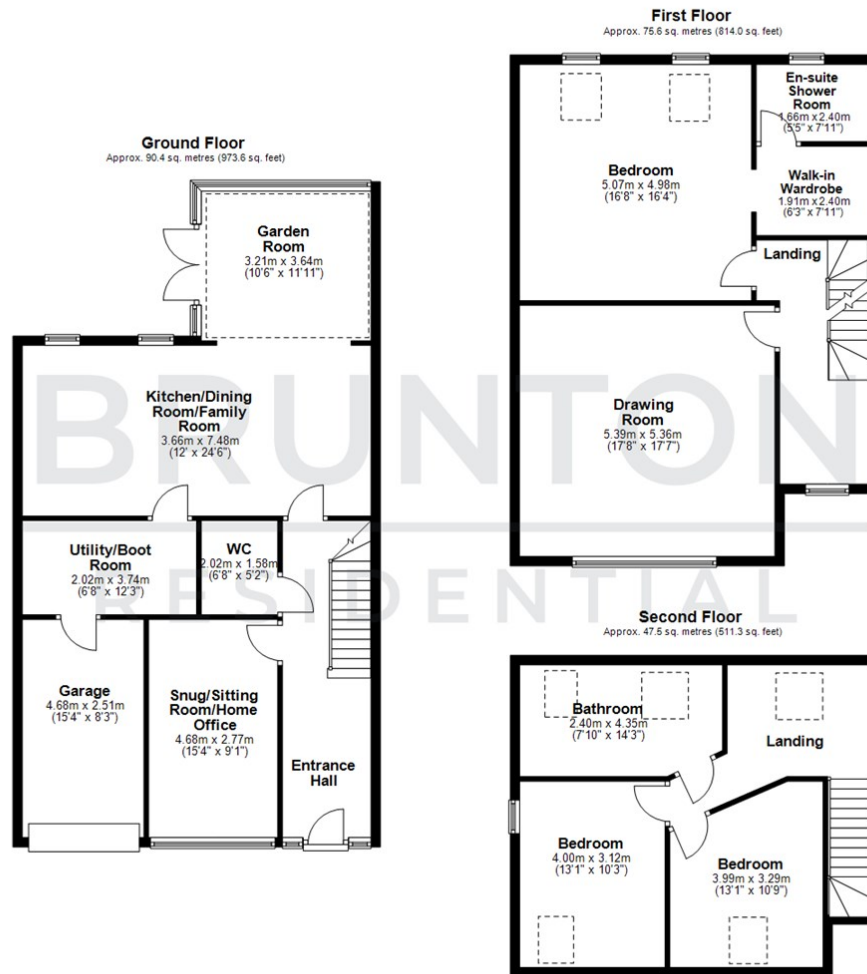
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 213.6 sq. metres (2298.8 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

