



STYLISH PRESENTATION - PERIOD FEATURES - GARDEN! This five bedroom Victorian end terrace is ideally located on Ivy Road, Gosforth. Situated in the heart of Gosforth, within striking distance from the shops and restaurants of Gosforth High Street, Ivy Road is perfectly placed close to excellent local schooling and transport links into the city and beyond.

Set over three floors, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and under-stairs WC; sitting room with walk in bay, stripped wood flooring, feature fireplace, ornate cornice and decorative ceiling rose, open to family room with stripped wood flooring double door access to the dining room and rear door access to the garden; dining room with two bay windows, spot lighting and stripped wood flooring, open to kitchen, again with stripped wood flooring, a range of fitted units, work surfaces, some integrated appliances, breakfasting island, ornate coving and French door access to the rear garden. The split level first floor landing with storage cupboard gives access to; four bedrooms, bedrooms one, two and three all comfortable doubles; family bathroom complete with four piece suite and spot lighting. The second floor landing/snug area benefits from three sky lights, exposed beams and spot lighting, giving access to; bedroom five with two sky lights and fitted sliding door wardrobe storage; bathroom, again complete with four piece suite, giving access to Eaves storage.

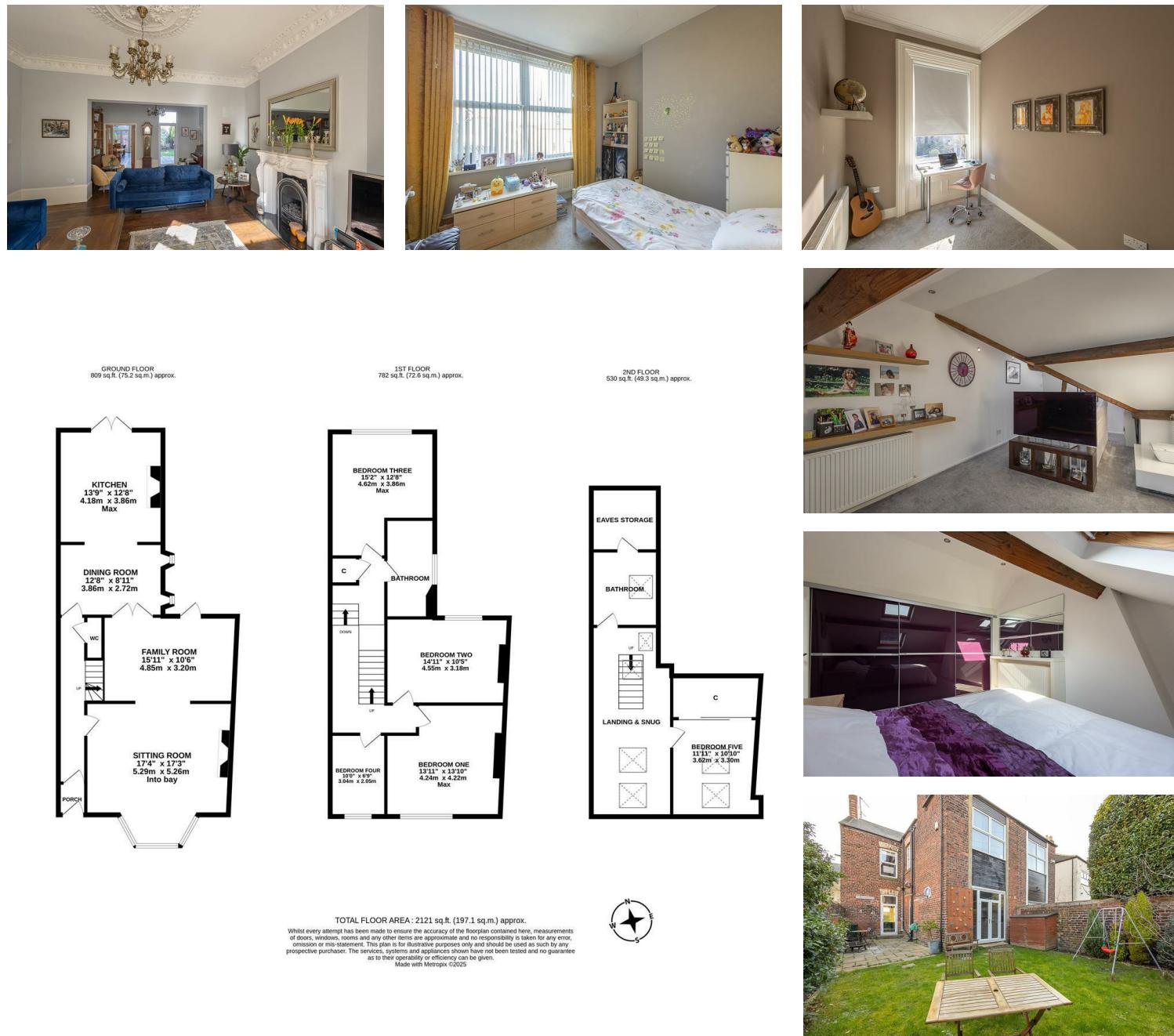
Externally, gardens to both the front and rear and laid mainly to lawn, the rear garden generous in size with some mature planting, a paved patio seating area and wall boundaries. A great family home within a central Gosforth location, early viewings are deemed essential to avoid disappointment!

EPC -D

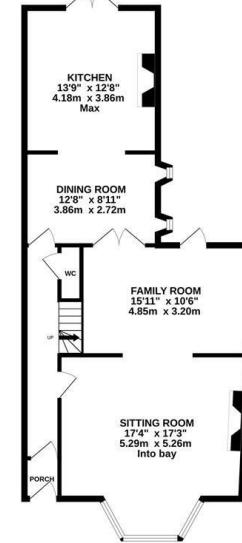
Stylish Victorian End-Terrace | 2,121 Sq ft (197.1m²) | Three Floors | Five Bedrooms | Sitting Room to Family Room | Dining Room to Kitchen | Downstairs WC | 1st Floor Family Bathroom | 2nd Floor Landing & Snug Area 2nd Floor Shower Room | Front & Rear Gardens | GCH | Central Gosforth Location | Council Tax Band - Tbc | EPC: E

Offers Over £585,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 2121 sq.ft. (197.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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