



The Coach House, 12 Westfield, Gosforth, Newcastle upon Tyne, NE3 4DF

A rare opportunity to acquire this unique and well presented detached residence, perfectly placed on Westfield within the heart of Gosforth's Conservation Area. The Coach House, is ideally situated close to excellent local schooling and is within walking distance to The Town Moor and the shops, restaurants and cafés of Gosforth.

Boasting over 1,900 Sq ft. the accommodation briefly comprises: stairs to first floor; entrance porch; utility room and separate WC; an impressive 26ft open plan living space with tiled flooring, dual windows, spiral staircase to second floor and stairs to ground floor, kitchen area with a range of fitted units, work surfaces, integrated appliances, breakfasting island and spot lighting; family room with dual windows and access to a delightful balcony with railing boundary; The ground floor hallway with under-stairs storage gives access to four bedrooms; bedrooms one and two both with fitted wardrobe storage, access to en-suite bathrooms and have doors leading out to the garden; family bathroom/wet room complete with three piece suite and spot lighting. To the second floor, accessed via a spiral staircase gives access to a landing area with fitted storage to front and rear; bedroom/office measuring 16ft with sky light, spot lighting and fitted storage cupboard.

Externally, a pretty south-east facing lawned garden nestled behind walled boundaries with a mixture of mature planting, a patio seating area, a paved

pathway and driveway providing off-street parking. An internal inspection is deemed essential to truly appreciate this great purchase opportunity.

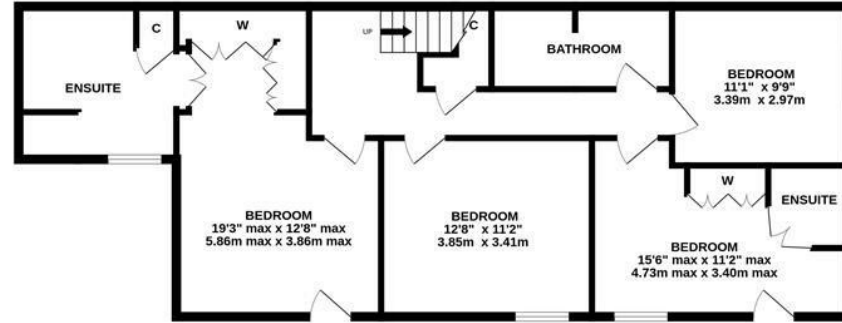
Unique & Well Presented Detached Residence | 1,909 Sq ft (177.2m²) | Five Bedrooms | Bedroom Five/Office | 26ft Open Plan Living Space | Family Room | Balcony | Utility Room | 1st Floor WC | Family Bathroom & Two En-Suite Shower Rooms | South-East Facing Lawned Garden | Driveway | Central Gosforth Location | Conservation Area | Freehold | Council Tax Band F | EPC: D



Offers Over £800,000



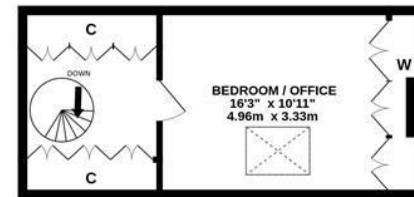
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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