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Roseworth Terrace
Gosforth

3 Roseworth Terrace, Gosforth, Newcastle upon Tyne, NE3 1LU

- Mid Terrace Family Home
- Two Reception Rooms
- Five Bedrooms
- En Suite Bathroom
- Private Parking Bay, Court Yard to the rear
- Landscaped Garden to the front

£ 575,000

Built circa 1871 in the heart of Central Gosforth is this brick built mid terrace family dwelling which is truly a hidden gem.

To the front access is gained via a private road.

This property has been the subject of a comprehensive refurbishment including a new roof and rainwater goods, replastering, redecoration with Farrow and Ball point, installation of decorative period radiators to the main rooms, refitting of the kitchen and both bathrooms to a very high standard, landscaping of the front garden, the use of reclaimed granite sets and York flags to create a terrace to the front of the house and a courtyard to the rear which also features rebuilt perimeter walls of reclaimed bricks, and installation of a police monitored security alarm system.

ACCOMMODATION

An impressive panelled front door with original working bell pull leads to the reception lobby floored with reclaimed decorative mosaic tiles from Denton Hall. The internal door has been reglazed with period stained glass and leads in turn to the stylish entrance hall with ornate reclaimed radiator. The entrance hall is split levelled and affords access to the stairs to the upper floors and separately to the drawing room, dining room, cloakroom/w.c and rear courtyard.

DRAWING ROOM 14'10 x 15'8 into alcove (4.52m x 4.78m)

A gracious room with two large sash windows set within the original panelled working shutters overlooking the south facing garden. The room benefits from period features including an imposing white marble fire surround with cast iron register and tiled hearth, three stylish radiators, egg and dart cornicing, elaborately detailed ceiling rose and stripped and lacquered floorboards.

CLOAKROOM/W.C

Fitted with Noken Porcelanosa low level white w.c and matching circular basin fitted to dark wood vanity unit. Italian marble tiling to floor and walls Central heating radiator.

DINING ROOM 14'10 x 13'2" into alcove (4.52m x 4.01m)

A well proportioned room with large sash window set within the original working shutters overlooking the rear courtyard. The room benefits from an arched recess to the right of the Victorian marble fire surround with tiled cast iron register, cornicing and stylish period radiator.

BREAKFASTING KITCHEN 20'11 x 6'7 to 7'10 (6.38m x 2m to 2.39m)

This area is accessed via an ornate reclaimed half glazed pub door and has recently undergone a comprehensive refurbishment comprising the installation of three double glazed wooden sash windows, white high gloss units, NEFF appliances, a state of the art black glass Elica

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extraction unit, exotic granite work tops and splash backs, Italian porcelain tiled flooring with under floor heating.

The breakfasting area has pitched glazed roof, walls of exposed brick and stonework and a door leading to the courtyard. The exotic granite surfaces extend into this area to provide a breakfasting bar to seat four. There is also a wine cooler and rack and contemporary tubular radiator.

MASTER BEDROOM 11'6 x 14'10 (3.51m x 4.52m)

This glamorous room is accessed from the first floor landing. It has large sash window, built in cupboard to an alcove, Victorian cast iron fireplace with tiles, decorative art nouveau radiator and Osborne and Little wallpaper to the walls.

ENSUITE BATHROOM

This impressive bathroom has been comprehensively refurbished with silver grey marble to the floor and underfloor heating. Bespoke cupboards providing wardrobe space. An art deco glass and nickel chromed canopy bath with large showerhead is complemented by designer sanitary ware. There is a reproduction nickel chromed heated towel rail.

BEDROOM TWO 15'0 x 13'1 (4.57m x 3.99m)

Currently being used as a sitting room.

This sunny high ceilinged room, is fitted with two large sash windows and window seat and overlooks

the garden. It has a painted fire surround with tiled cast iron register. There is a double central heating radiator.

BEDROOM THREE 10'10 x 6'11 (3.30m x 2.11m)

Another sunny high ceilinged room with a large sash window and the same aspect as bedroom two. Central heating radiator.

BEDROOM FOUR 14'9 x 11'6 plus alcove (4.50m x 3.51m)

This attractive room benefits from a large sash window, period feature fireplace with elaborately carved cast iron grate inset, built in shelved store cupboard in alcove, cornicing to the ceiling, picture rail, double central heating radiator.

BEDROOM FIVE 18'0 x 16'0 (5.49m x 4.88m)

This room has been created in the roof void and has T fall sloping ceilings with carpeted staircase open to a raised bedroom area, whilst to the entrance level there is a useful study/living room area with two velux style double glazed windows into the sloping roof as well as separate wardrobe and storage area.

EXTERNALLY

To the front there is a private parking bay, landscaped garden down to lawn and flower borders. Adjacent to the house is a spectacular bay tree and a terrace paved with reclaimed granite sets and York stone flags.

To the rear there is a court yard again paved with reclaimed granite sets and York stone flags. The perimeter walls have recently been reconstructed with reclaimed bricks and incorporate sunken lighting.

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