

THE COURTYARD 5A ELMFIELD ROAD, GOSFORTH NE3 4AY

TRADITIONAL STYLE WITH **CONTEMPORARY** FEATURES



A THREE BEDROOM **STONE BUILT DETACHED HOUSE**

A RARE OPPORTUNITY IN THE HEART OF GOSFORTH

THE COURTYARD 5A ELMFIELD ROAD, GOSFORTH NE3 4AY

PORCH 5' x 3'6"

- Fitted carpet
- Alarm key pad

Glazed door thought to entrance hall

ENTRANCE HALL 14'5" x 11'2"

- Oak flooring
- Staircase wooden spindle and hand rail
- Sockets x 2
- Drayton wireless heating control
- Central heating radiator

W/C GROUND FLOOR 4' x 5'

- Tiled floor and half tiled wall
- Villeroy and Boch – toilet and wash hand basin
- Central heating radiator

CLOAKROOM 5'5" x 5'

- Oak flooring

LOUNGE 21' x 15'6"

- Fully fitted carpet
- Electric wall mounted fire
- TV point
- Telephone point
- Sockets x 8
- Central heating radiators
- Double French doors lead out to the courtyard

BREAKFAST ROOM/ KITCHEN 19' x 16'5" overall

Handmade furniture in European Oak, unframed using a door style with a flat centre panel. Worktops are 30mm granite, which has brown/grey flecks and graphite markings. The design creates a spacious and luxurious room using a traditional material with a contemporary feel, which has style and is ideal for everyday use and entertaining

- Oak flooring
- TV points
- Telephone point
- Multiple sockets
- Miele fridge / freezer
- Siemens dishwasher
- Siemens combination microwave/oven
- Siemens single oven and hob
- Baumatic extractor
- French doors lead out to the courtyard

FIRST FLOOR SPACIOUS LANDING 34'5" x 9'7" overall

- Fully fitted carpet
- Alarm key pad
- Velux conservation roof lights
- Sockets x 4

- Central heating radiator
- Loft hatch
- Light in loft

MASTER BEDROOM (front) 21' x 15'6"

- Fully fitted carpet
- TV point
- Telephone point
- Sockets x 14
- Central heating radiator
- Double French doors to balcony

EN SUITE 10'3" x 4'

- Fully tiled
- Grohemaster shower
- Villeroy and Boch – toilet and wash hand basin
- Towel warmer

BEDROOM TWO (front) overall 16' x 11'

- Fully fitted carpet
- TV point
- Telephone point
- Sockets x 8
- Central heating radiator
- French doors to balcony

BEDROOM THREE (front) 15'5" x 11'

- Fully fitted carpet
- TV point
- Telephone point
- Sockets x 6
- Central heating radiator
- French doors to balcony

LUXURIOUS MASTER BATHROOM 10'6"x 5'10" overall

- Fully tiled
- Rain shower & glass screen
- Villeroy and Boch – bath, toilet and wash hand basin
- Towel warmer

GARAGE 15'5" x 11'

- Power and lighting provided
- Electric up & over garage door with pedestrian entrance
- Plumbing for washer / dryer
- Alarm key pad
- Gas powered boiler
- ACV pressurised hot water system

EXTERNAL

- External woodwork finished in Sikken's Satura white
- First floor balcony
- Gravel driveway
- Exterior lights
- Exterior tap



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