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SELBORNE GARDENS, JESMOND VALE, NE2

Offers Over £450,000

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Stylish Recently Renovated & Extended Four Bedroom Semi-Detached Family Home Situated within Jesmond Vale with a Wonderful Open Plan Kitchen/Dining & Family Space, Separate Lounge, Family Shower Room plus En-Suite Bathroom, Rear Gardens & Detached Garage, Available with No Onward Chain!

This excellent, semi-detached family home is ideally located on Selborne Gardens, Jesmond Vale. Selborne Gardens, which is located just off from Northumberland Gardens and Rosebery Crescent, is perfectly placed close to the shops, cafes and amenities of The Cradlewell as well as being positioned just a short walk from central Jesmond with its shops, cafes and restaurants.

The property itself has been sympathetically extended and is placed close to the delightful Jesmond Dene, outstanding local schooling and is also located just a 20 minute walk from Newcastle City Centre and The Freeman Hospital.

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor. To the left hand side of the entrance hall is a great lounge, with walk-in bay window, feature fireplace and double doors leading into the kitchen space. To the rear of the entrance hall is a door that opens to an inner lobby with access to a ground floor guest WC and through into the kitchen.

To the very rear is an impressive, extended, open plan kitchen/dining and family space which measures 27ft in length. This excellent space is perfect for entertaining and provides a modern fitted kitchen with integrated appliances and central island with breakfast bar. The kitchen area also offers two large 'Velux' roof lights and bi-folding doors that open to the rear gardens.

The stairs then lead up to a generous first floor landing which in turn gives access to three bedrooms and re-fitted family shower room with three piece suite. The stairs then continue up to the extended second floor which provides an excellent fourth bedroom which is set out as a principal suite. This great bedroom provides four large 'Velux' roof lights and access to an en-suite bathroom.

Externally, the property enjoys a small front garden with gated access to the rear. The rear gardens are well presented with well stocked borders and fenced boundaries with a paved patio seating area and give access to the detached garage.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi-detached home simply demands an early inspection.



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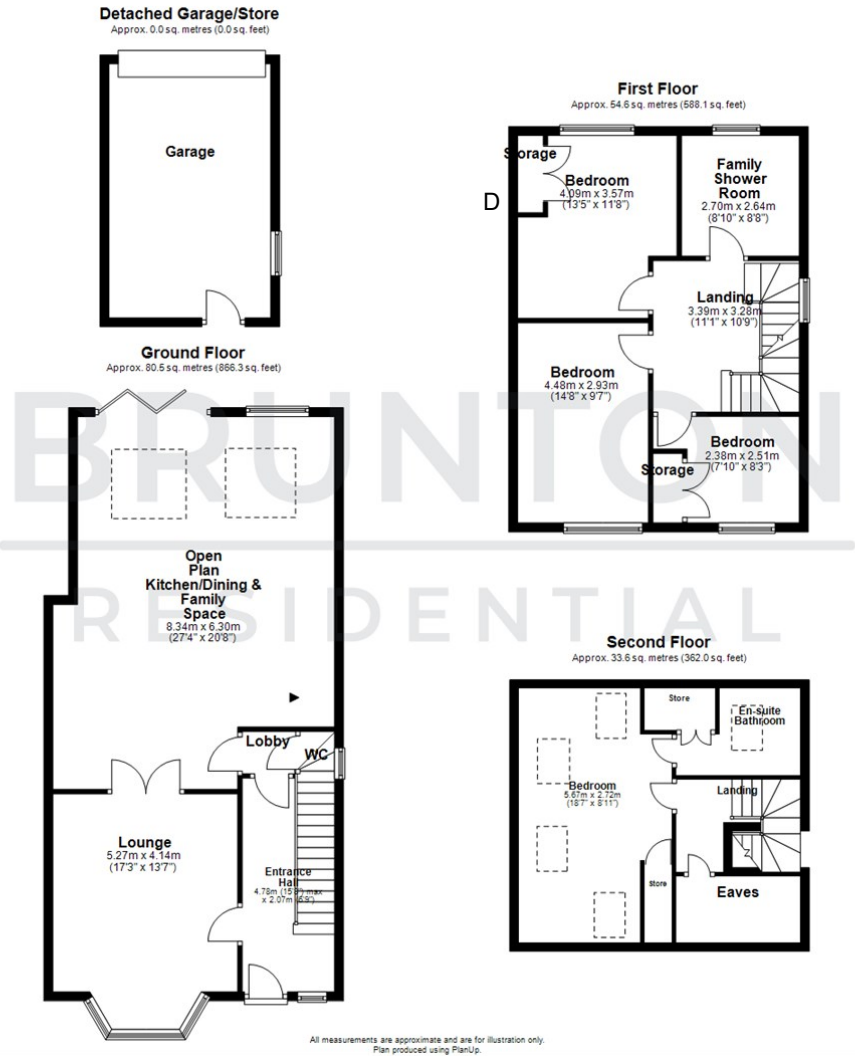
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		