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STURDEE GARDENS, NEWCASTLE UPON TYNE

Offers Over £450,000

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Extended Semi Detached Family Home, Boasting an Extended 15ft Kitchen, Sun Room, Two Great Reception Rooms plus Study, with Three Bedrooms, Family Bathroom plus Separate Shower Room, Delightful West Backing rear Gardens plus Off Street Parking!

This excellent, extended three bedroom, semi detached family home, is ideally located to the west backing side of Sturdee Gardens, High West Jesmond. Located just off from Jesmond Dene Road, Sturdee Gardens is perfectly placed to provide easy access to outstanding local schooling, central Jesmond and Gosforth, with their shops, cafes and restaurants. Also placed nearby are both Ilford Road and South Gosforth Metro Stations, which are both located only a short walk away, providing excellent transport links throughout the region.

The property is also positioned just a short distance from the delightful Jesmond Dene, David Lloyd Leisure Club and The Freeman Hospital.

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Placed over two storeys, the internal accommodation comprises: Entrance hall with stairs leading up to the first floor, two good sized reception rooms, the kitchen/diner and access to a study and shower room.

To the right of the hallway and overlooking the front aspect is a good sized living room with a beautiful feature fireplace featuring a multi-fuel stove, wood floors and walk-in bay window. Adjacent to the living room and to the rear of the property is another good sized reception room, again with feature fireplace and wood floors, and access to the Sun Room which in turn features 'French' doors leading out to the delightful westerly facing gardens.

To the very rear of the ground floor is an impressive, and extended kitchen. This excellent space features a range of fitted wall and base units, granite worktops, integrated appliances and tiled flooring. A vaulted ceiling with 'Velux' windows and 'French' doors leading out onto the rear gardens allows for ample light into the kitchen area.

A study/home office to the front aspect and an adjacent shower room with four-piece suite, tiled flooring and vaulted ceilings with 'Velux' windows completes the accommodation at the ground floor level.

The stairs then lead up to the first floor landing, which in turn gives access to three bedrooms two of which are comfortable doubles, and a family bathroom. The principal bedroom, measuring close to 16ft and located to the front aspect, enjoys a charming feature fireplace, wood floors and a delightful walk in bay, with bedroom two positioned to the rear and enjoying views over the westerly facing gardens, and again benefiting from wood floors. Completing the accommodation at first floor level is the family bathroom, with tiled walls and floors, and features a three-piece suite with freestanding roll top bath.

Externally, the property benefits from a block-paved driveway providing off street parking. To the rear, is delightful, westerly facing, enclosed garden, with paved seating area, fenced boundaries and an area laid to lawn.

With double glazed windows and gas 'Combi' central heating, this excellent semi-detached family home simply demands an early inspection and early viewings are deemed essential.



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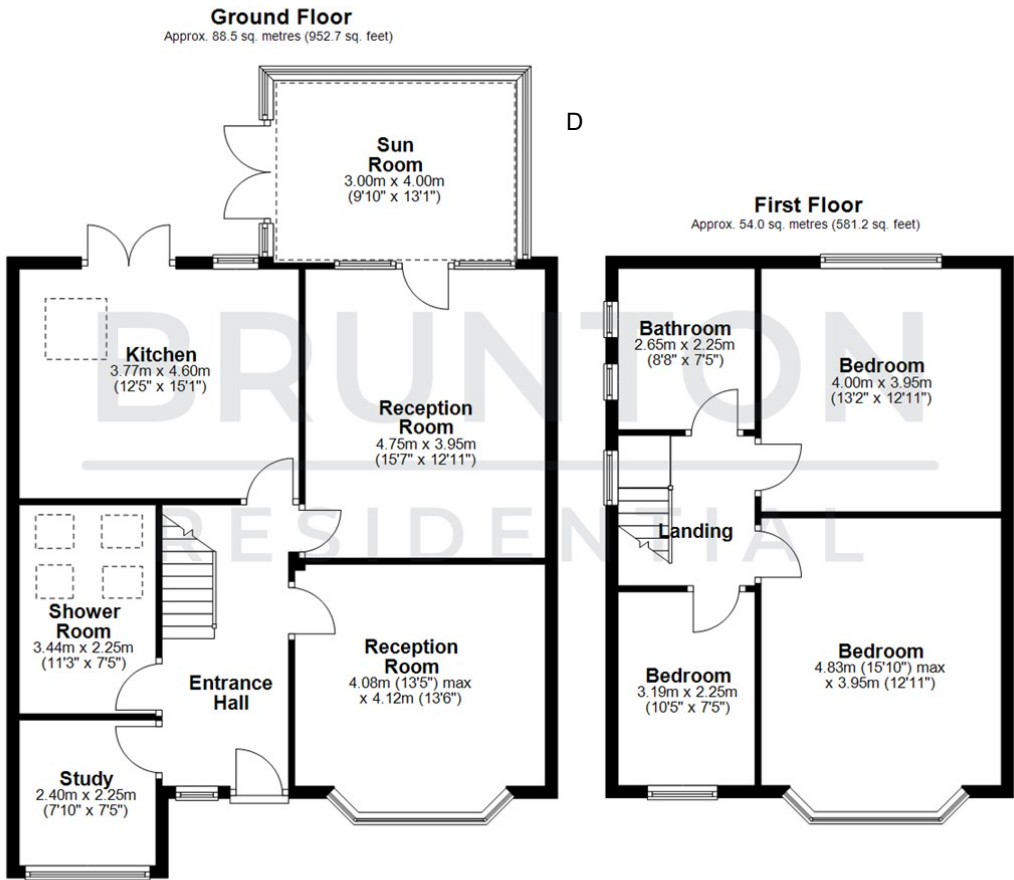
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



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		
	69	75
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		