

# BRUNTON

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RESIDENTIAL



**GLASTONBURY GROVE, JESMOND, NE2**

**Offers Over £775,000**

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Superb semi-detached family home located on one of Newcastle's most desirable streets within Jesmond's prestigious "Golden Triangle" boasting delightfully private south-west facing rear gardens, wonderful open-plan living and dining spaces, four great double bedrooms, a contemporary bathroom, off-street parking for two vehicles and a substantial garage.

This immaculately presented home has been tastefully renovated across all three floors and is ideally positioned on the sought-after Glastonbury Grove, just off Lindisfarne Road, a short walk from everything that central Jesmond has to offer including its outstanding schools, excellent transport links and countless shops, cafés and restaurants.

On the doorstep of Jesmond Dene, this property offers a rare-to-market blend of residential tranquillity and everyday convenience.

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The internal accommodation comprises: A vestibule with tiled flooring which leads to an entrance hall off which one finds a ground floor guest WC and the staircase which provides access to the first floor.

To the rear of the property on the ground floor is a wonderful, open-plan, living, dining and kitchen space, with solid wood herringbone flooring. Large bi-folding doors open onto the rear terrace and landscaped gardens beyond.

The kitchen offers modern bespoke cabinetry with stone worktops, integrated appliances and a central island with breakfast bar and wine cooler.

The staircase from the ground floor provides access to the first floor landing and study area which in turn provides access to two large double bedrooms and an excellent contemporary bathroom inclusive of “his and hers” sinks.

Bedroom one is a great double bedroom which benefits from extensive fitted wardrobes and a south-west facing window overlooking the mature rear gardens below. Bedroom two also enjoys a south-westerly aspect with plantation shutters and similarly impressive garden views.

The first-floor staircase encompasses useful fitted storage and leads to the extended second floor where the third and fourth bedrooms can be found – both of which enjoy views over the gardens below.

Externally, the property offers a large block paved driveway providing off-street parking for two vehicles and access to a substantial garage space with integrated appliances.

There is also a front garden, landscaped during the course of the renovation, with gated access to the rear.

The delightful, south-west facing rear gardens are a main feature of this property and are extremely private. The rear gardens are laid mostly to lawn, with an abundance of well stocked borders and fenced boundaries. Privacy is provided by mature trees, hedging and shrubbery. A large timber terrace provides an ideal space for entertaining.

Wonderfully presented both internally and externally, this outstanding semi-detached family home demands early inspection.



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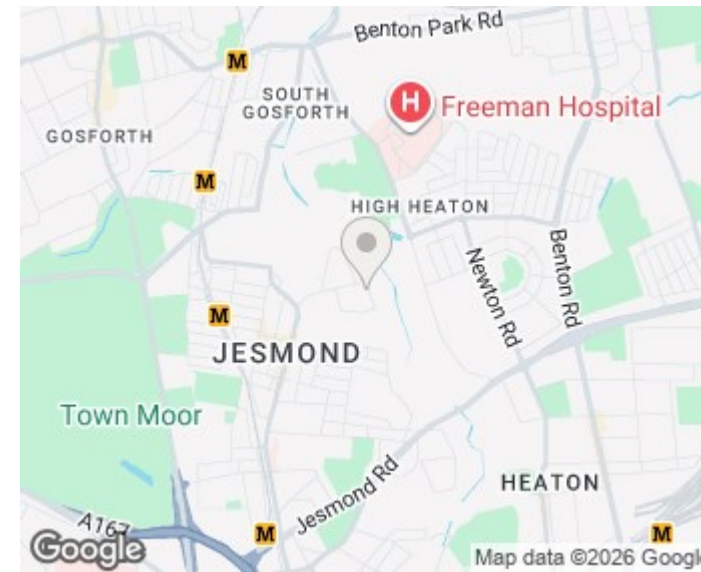
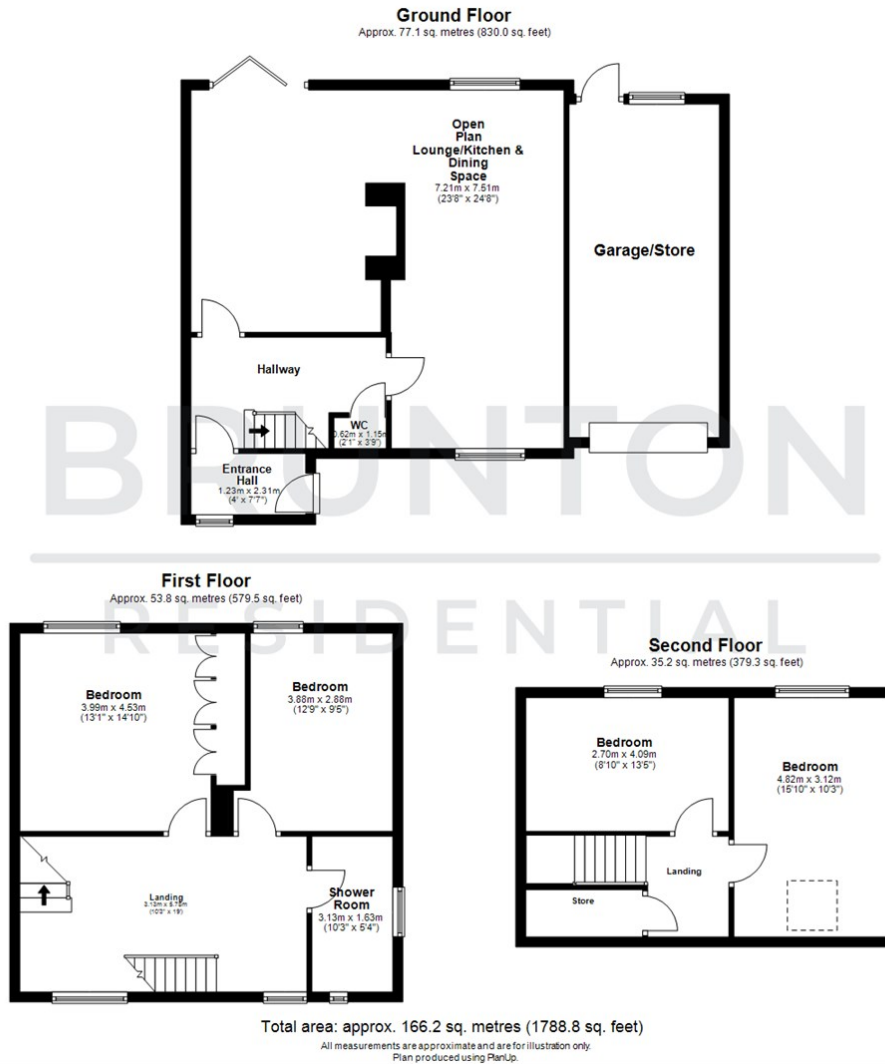
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	79
England & Wales		EU Directive 2002/91/EC	

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