

# BRUNTON

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## RESIDENTIAL



**RIPON GARDENS, JESMOND VALE, NE2**

**Offers Over £465,000**

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Stylish & Well Presented Victorian End Terrace Situated only a Stones Throw from Jesmond Dene and Boasting a Beautiful Lounge, Impressive Open Plan Kitchen/Dining and Family Space with Separate Utility Room, Five Good Sized Bedrooms, Re-Fitted Family Bathroom plus En-Suite Shower Room, Delightful South Facing Rear Courtyard Garden & Offered with No Onward Chain!

This excellent, Victorian end terrace is ideally situated on the desirable Ripon Gardens, Jesmond Vale. Ripon Gardens, which is tucked just off from Rosebery Crescent and Lansdowne Gardens, is perfectly positioned to provide easy access into both central Jesmond with its shops, cafes and restaurants as well as Heaton and The Ouseburn.

The property is also located close to the shops, restaurants and transport links of The Cradlewell, outstanding local schooling and is also positioned only a short walk from Newcastle City Centre.

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The internal accommodation comprises: Lobby through to entrance hall, which is open to the kitchen/dining space, and stairs leading to the first floor. To the left hand side of the hallway is beautiful and generous lounge with walk-in bay window, original marble fireplace and bespoke fitted storage to the alcoves.

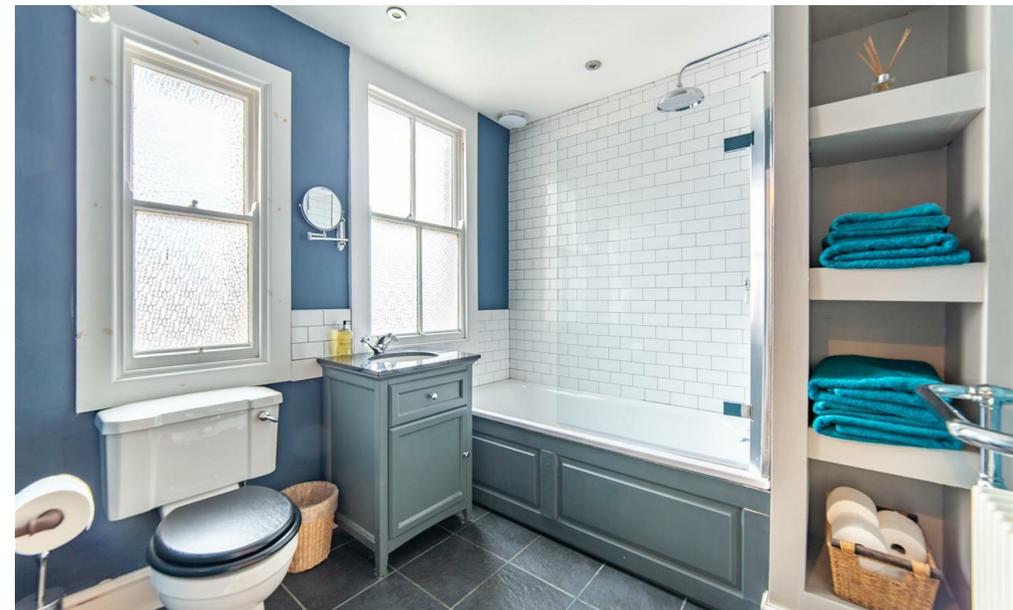
To the rear of the ground floor is an impressive (and recently modernised) open plan kitchen/dining and family space with large central island with 'Dekton' worktops, integrated appliances and modern cabinetry. The dining and family area provides a wood-burning stove and large French doors which open out to the rear courtyard garden. To the very rear of the ground floor is an excellent utility/boot room, again with modern fitted cabinetry with a door providing access to the courtyard and also a ground floor guest cloakroom/WC.

The stairs then lead up to the first floor landing which in turn gives access to three bedrooms, of which two are comfortable doubles. The principal suite, which is positioned to the rear, enjoys a south facing window with access to a en-suite shower room and WC. Bedroom two is located to the front with bedroom three currently laid out as home office and is ideal as a single room or study.

The stairs then continue up to the second floor which in turn gives access to a useful study/reading area and onto two further double bedrooms, both with 'Velux' roof lights.

Externally, the property enjoys a small but well kept front town garden and to the rear, is a superb and larger south facing rear courtyard garden, which has been landscaped by the current owner and provides an excellent entertaining space. This excellent courtyard offers walled boundaries, raised planters and a paved seating area with timber store and gated access out to the rear service lane.

Well presented throughout, with gas 'Combi' central heating, this excellent period family home simply demands an early inspection and viewing are strongly advised.



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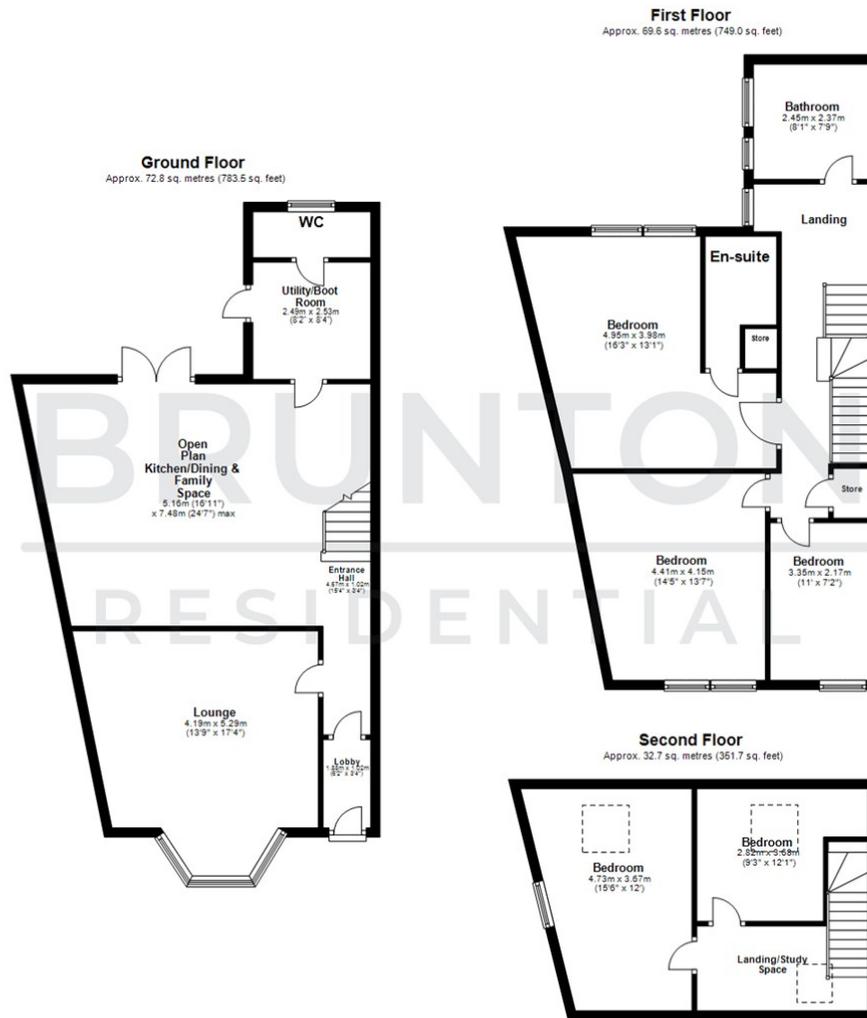
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TENURE : Freehold

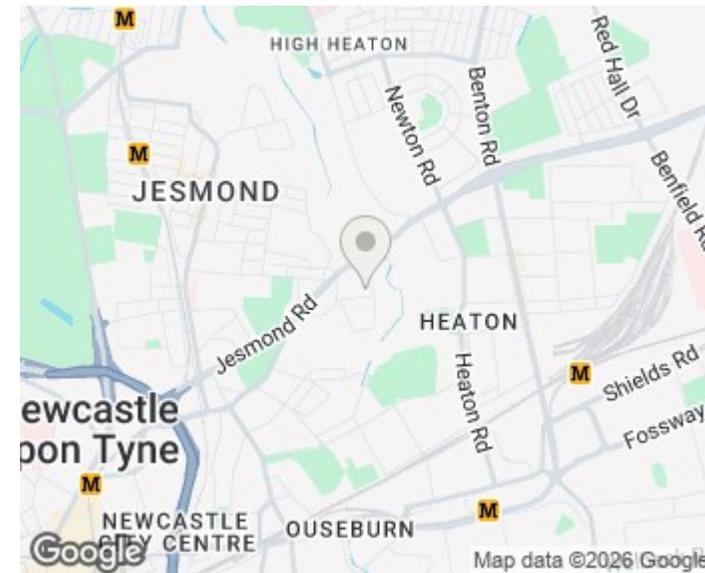
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND :

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	