

# BRUNTON

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## RESIDENTIAL



**DENE GRANGE, LINDISFARNE ROAD, NE2**

**Offers Over £695,000**

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Exceptional & Stylish First Floor Conversion Apartment, Situated within the Beating Heart of Jesmond Dene Conservation Area & Boasting Close to 1,600 Sq ft of Internal Living Space, with a Magnificent 25ft Drawing Room and Private South Facing Terrace, Re-Fitted Kitchen/Dining Room, Three Good Sized Bedrooms Including a Beautiful Principal Suite with a Family Bathroom plus En-Suite Bathroom, Communal Grounds & Lawned Gardens and Available with No Onward Chain!

This outstanding first floor, conversion apartment is ideally situated within the highly desirable Dene Grange, Jesmond. Dene Grange, which is placed on the prestigious Lindisfarne Road, is ideally located to provide direct and easy access to everything that central Jesmond has to offer, including its countless cafes, restaurants and shopping facilities.

The apartment itself, which is possibly of the best apartments in the North East, has been within the ownership of the same family for over 50 years, and provides a unique opportunity. Externally, the property enjoys access to a large communal driveway with access to a private garage and off street parking. To the rear, is a wonderful lawned communal garden with well stocked borders and paved patio seating areas.

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This superb, three-bedroom first-floor apartment is ideally located on one of Jesmond's most coveted residential addresses. Dene Grange offers a stunning setting, with beautifully maintained lawned communal gardens, a grand stone-pillared entrance with driveway, and detached garages. This stunning apartment has recently undergone a tasteful renovation throughout, bringing a classic yet modern feel to the home, making it an excellent choice for downsizers and for those looking for a central base.

Internally, the residence is accessed via an impressive communal entrance hallway with a return staircase leading to the first floor. From there, a light and spacious hallway leads to an impressive living and dining room space, which is well-lit by three south facing sash windows overlooking the lawned communal gardens. This room offers pleasant views and lighting throughout the day and also enjoys access to a private south facing balcony/sun terrace.

The dual-aspect master bedroom comes with an en-suite bathroom and provides comparable south facing views to the living space. To the middle of the property is the family shower room. The additional two double bedrooms can be found from the entrance hall. To the left of the entrance hall is a recently re-fitted kitchen and dining room, which comes complete with high-spec integrated appliances and offers enough room for family dining.

Externally, there is a single garage which is located in a detached block at the front of the building, and a beautiful south-facing communal garden to the rear. with well stocked borders and paved patio seating areas.

Immaculately presented throughout, this excellent first floor apartment is available with vacant possession and early viewings are deemed essential.



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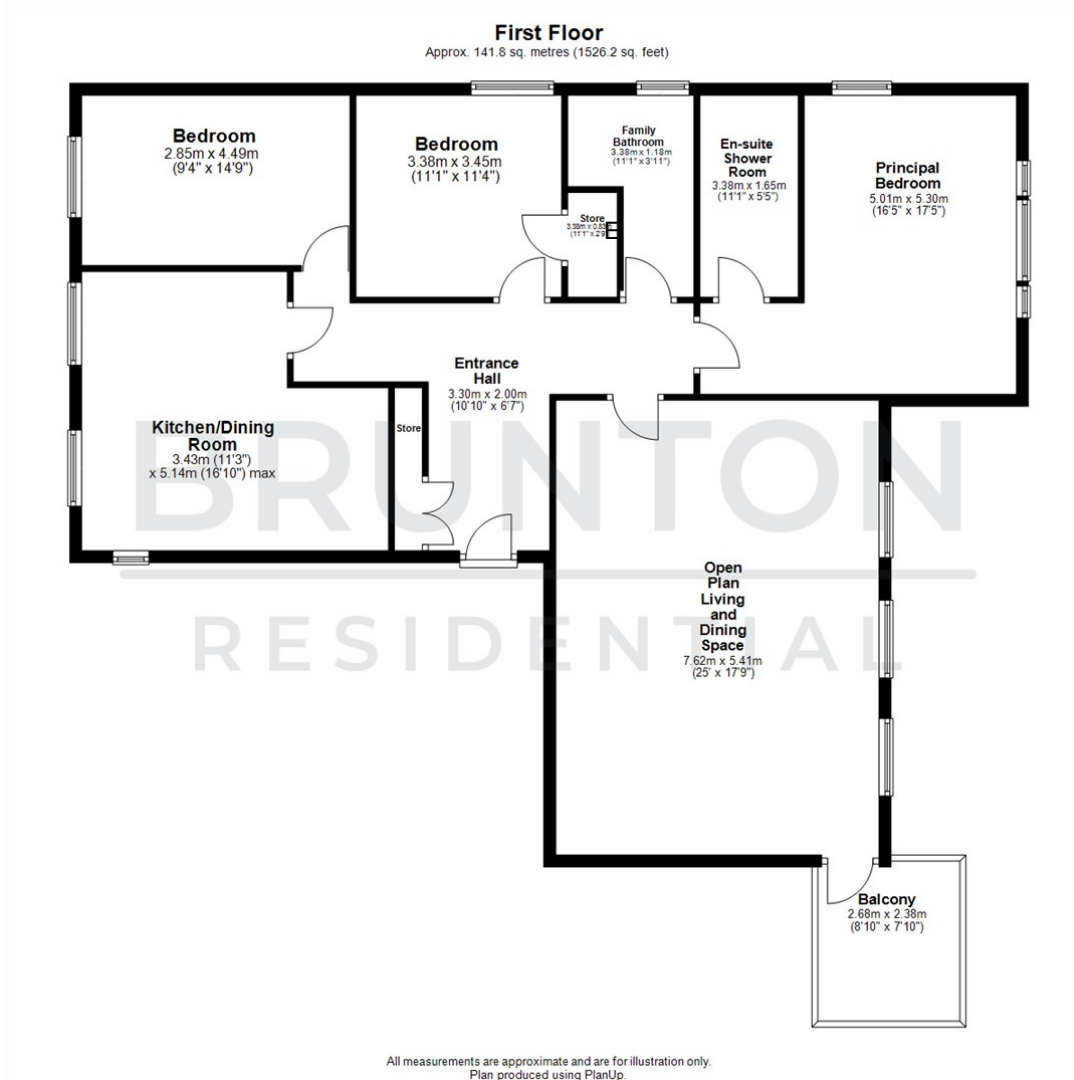
## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating	
	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	
Current: <b>76</b>	Potential: <b>78</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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