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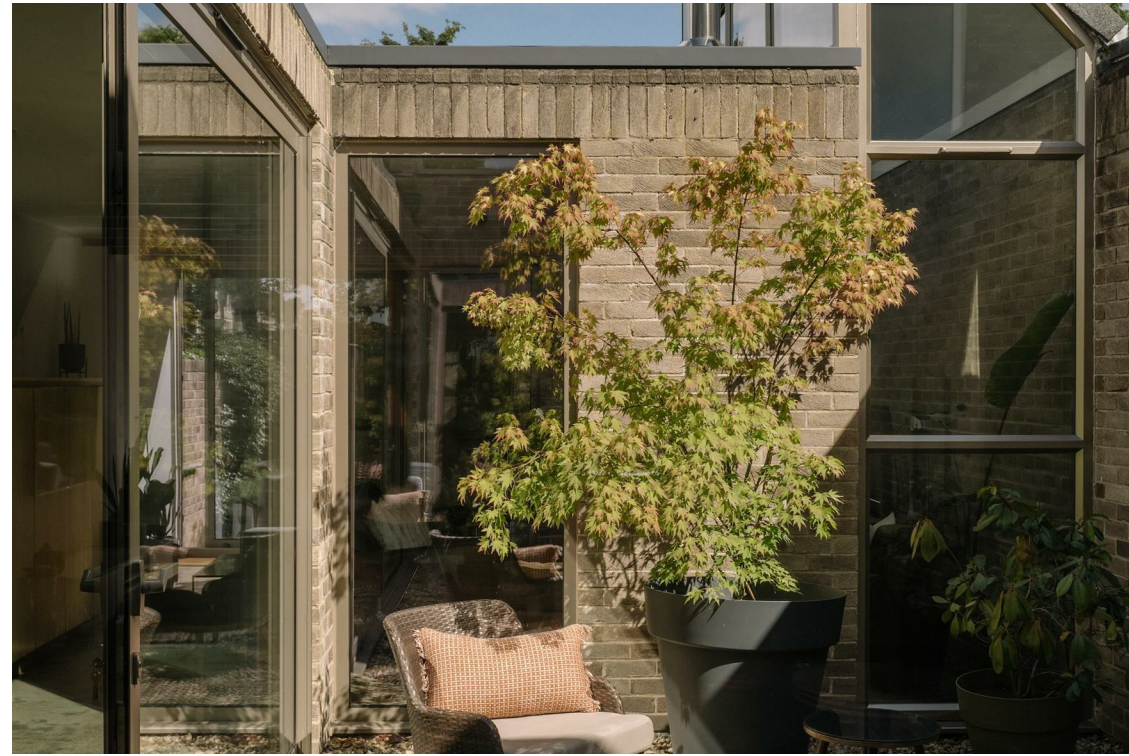


ST. GEORGES CLOSE, JESMOND, NE2

Offers Over £795,000

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Exceptional Terraced Home Boasting Close to 2,000 Sq ft of Internal Living Space, Including an Outstanding Ground Floor Open Plan Living Space with a Bespoke 'Mowlem & Co.' Kitchen, Fitted Study Area, Two Great Living Spaces, Two Exquisite Double Bedroom Suites to the First Floor, with Delightful South Facing Front Gardens plus an Enclosed Courtyard and Rear Garden & Private Double Garage!

This wonderful, mid-terraced home provides a unique opportunity to secure one of the finest, contemporary residential homes within central Jesmond. The property itself was purchased by the current owners around three years ago and since undergone a complete transformation where the property has been sympathetically re-modelled and offers one of the best modern terraced homes within the area.

St. Georges Close is a private no-through road, leading to St. Georges Church, and is tucked just off from Osborne Road in the very heart of Jesmond, which is one of Newcastle's most established and sought-after residential suburbs.

The property itself is placed just a stones-throw from the independent shops, cafés, restaurants of Osborne Road and Acorn Road, as are the open green spaces of Jesmond Dene and Newcastle's Town Moor. The property is positioned within walking distance of a number of excellent local state and independent schools, while West Jesmond Metro station is only a short walk away, providing quick and direct access into Newcastle City Centre and throughout the wider region.

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The internal accommodation comprises: Access via a private entrance lobby with glazed doors and access to a ground floor WC and utility room. The lobby then opens into a superb open-plan living, dining and kitchen space that runs the full depth of the home. The first reception room, which is located on the north side of the property, is a generous and relaxing space featuring a vaulted glazed ceiling and twin aspects over both the front garden and the enclosed rear courtyard. A wood-burning stove anchors the room, which flows seamlessly into a corridor and study area, which is fitted with bespoke cabinetry and providing a practical workspace comfortably suitable for two or three people. This area enjoys views and doors leading into the central courtyard.

The hallway then continues through and into a magnificent kitchen, dining and family space at the heart of the home. The bespoke Mowlem & Co kitchen has been beautifully designed, with carefully detailed cabinetry and a substantial central island finished in a spectacular marble worktop, doubling as a breakfast bar. A wide range of integrated appliances and a range cooker have been incorporated, and the family living area benefits from a fully glazed end elevation, with sliding doors opening directly onto the private south-facing garden, flooding the space with natural light.

A handsome new oak staircase rises to the first floor, where the landing has been elevated and vaulted to create a wonderfully light and airy landing space. There are two generous double bedroom suites, each benefiting from private walk-in wardrobe areas, fitted storage and dressing tables.

The principal bedroom suite, which is placed on the south side, enjoys lovely views across the front gardens and includes access to a beautiful en-suite shower room with polished plaster finishes and a contemporary three-piece suite. Bedroom two, located on the opposite side of the landing, overlooks the north side of the property towards the vicarage and is a comfortable double with its own walk-in wardrobe area and en-suite shower room.

Externally, the property offers both front and rear garden spaces, along with a private enclosed courtyard, accessed via a second set of sliding doors from the living space. This courtyard provides a particularly private and attractive setting for entertaining during the summer months.

In addition, the property benefits from a private double garage with an up-and-over door and two off-street parking spaces. The property also qualifies for a Jesmond residents' parking permit, providing further convenience for additional guests and visitors.

Impeccably presented both internally and externally, early viewings are deemed essential!



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND :

EPC RATING :



Total area: approx. 172.1 sq. metres (1852.4 sq. feet)
 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) 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 | |