

# BRUNTON

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## RESIDENTIAL



**ST. GEORGES TERRACE, JESMOND, NE2**

**Offers Over £450,000**



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Stylish & Extended Double Fronted Period Home Boasting Close to 1,400 Sq ft & Perfectly Situated within the Beating Heart of Jesmond, with a Beautiful Living Room, Superb Open Plan Kitchen/Diner plus Garden Room, Four Great Bedrooms, Contemporary Re-Fitted Family Bathroom plus Separate Shower Room, Front Garden & Enclosed Rear Courtyard!

This outstanding double fronted period home is ideally located on St George's Terrace, Jesmond. St. Georges Terrace, which is placed just off Osborne Road and Mistletoe Road, is excellently positioned to provide direct access to everything central Jesmond has to offer, including its countless shops, cafes, restaurants and transport links. The property is located just a short walk from outstanding local schooling as well as West Jesmond Metro Station, providing excellent links into Newcastle City Centre and throughout the wider region.

Recently refurbished to a very high standard throughout by the current owners, the property enjoys a beautiful sitting room with large walk-in bay window, superb kitchen/diner with bespoke kitchen and a further reception room which is ideal as a garden room plus four bedrooms, a contemporary family bathroom and re-fitted shower room.



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The internal accommodation comprises: Porch with a door leading into the central entrance hall with stairs leading to the first floor and under-stairs store cupboard. To the left of the hallway is a lovely living room, with large walk-in bay window, fireplace with wood-burning stove and bespoke fitted storage to the alcoves.

Double doors then open into the superb, open kitchen/dining room, which enjoys a stylish and well presented fitted kitchen, with large central island and breakfast bar, range cooker and dual aspect windows with a door leading into the rear room, which serves as a garden room with large storage cupboards and French doors leading out onto the rear courtyard.

The stairs then lead up to the first floor landing, which doubles as a study and reading space, and provides access to two great double bedrooms. The principal suite is a generous double, again with walk-in bay window, fitted wardrobes and period cast iron fireplace. The first floor also provides a great re-fitted shower room with three piece suite.

The stairs continue up to the converted second floor, which in turn gives access to two further bedrooms, with bedroom three offering a great sized double room with three 'Velux' roof lights and access to eaves storage. Bedroom four is the smallest of all the rooms and is ideal as a single room or as a study. The second floor also provides an outstanding family bathroom with four piece suite, including 'Lusso' fittings and free standing bathtub along with a roof-light which floods the room with an abundance of natural light.

Externally, the property enjoys a front garden which sits either side of the entrance porch with hedged and walled boundaries. To the rear is a west facing enclosed courtyard with raised planters, fenced boundaries and gated access out into the rear service lane.

Well presented throughout, with original wood flooring, new cast iron radiators and high quality fixtures and fittings, this superb period home demands an early inspection and viewings are strongly advised.





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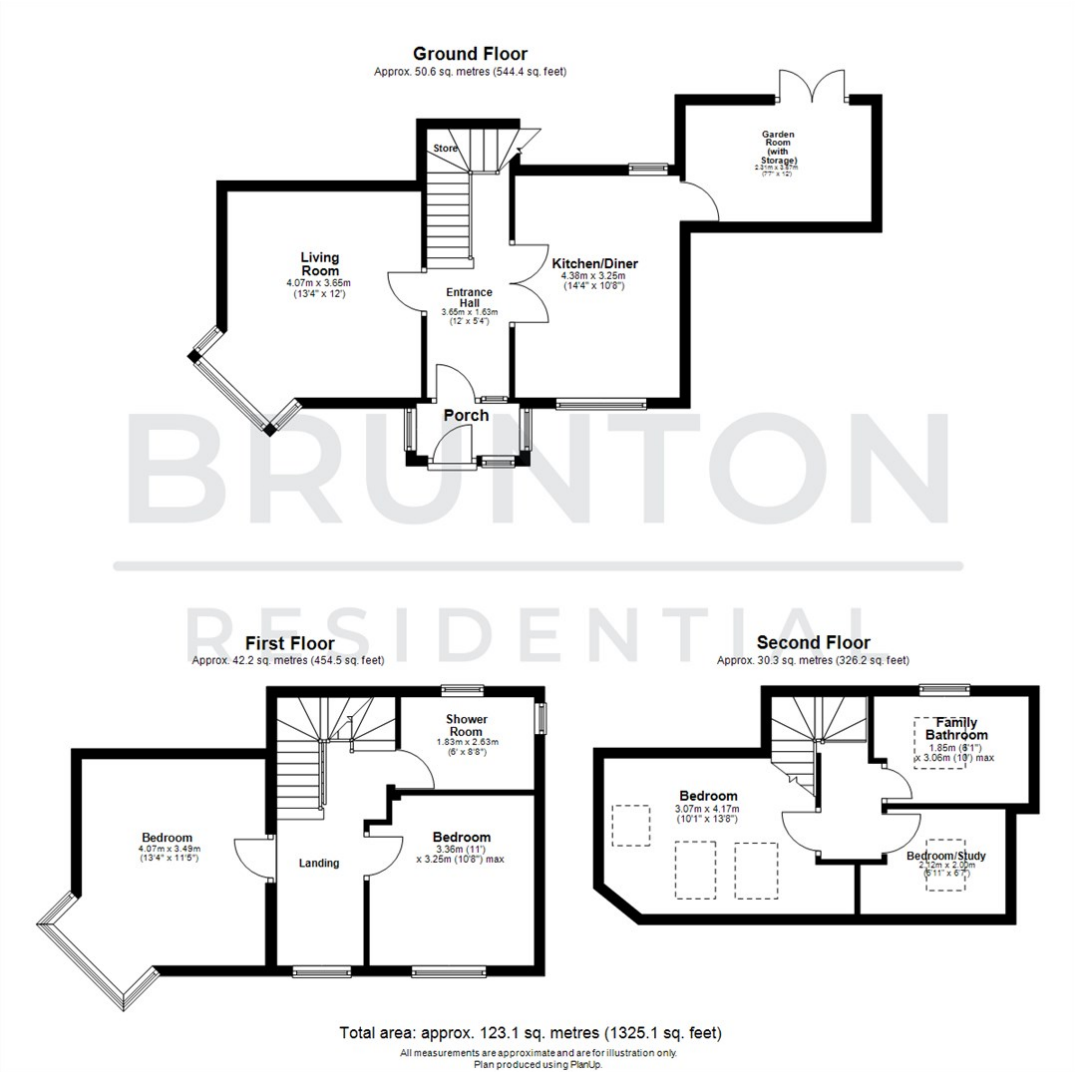
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



| 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 |                         |           |
| 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 |           |