

BRUNTON

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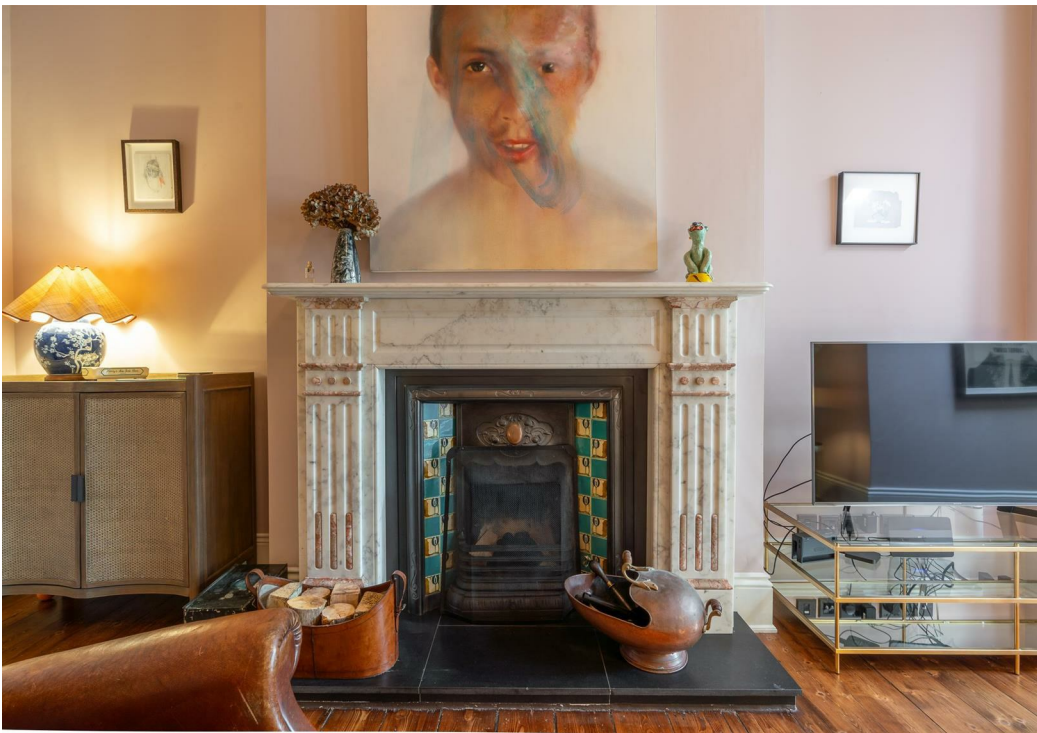
FERN AVENUE, JESMOND, NE2

Offers Over £850,000

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Outstanding Victorian Terraced Home Boasting a Wealth of Period Charm, with Close to 2,700 Sq ft of Internal Living Space, a Superb & Extended Open Plan Kitchen/Dining & Family Space, Two Further Reception Rooms, Five Excellent Double Bedrooms, Re-Fitted Family Bathroom plus Re-Fitted Shower Room, Delightful South Facing Courtyard Garden & Secure Off Street Parking with Charging.

Mixing period features with modern detail, this exceptional Victorian family home provides a wonderful example of a purpose built three-storey Victorian terrace, and is ideally located on Fern Avenue, Jesmond. Recently re-furbished to an exacting standard by the current owners, this well presented family home benefits from an abundance of period features, a stunning 33ft extended kitchen/dining & family space and south facing rear garden.

The property is ideally located within central Jesmond, and is positioned just a short walk from excellent local state and independent schooling, the beautiful Jesmond Dene, countless shops and restaurants, West Jesmond Metro Station and indeed Newcastle City Centre itself.

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The internal accommodation comprises: Lobby through to entrance hall with stairs leading to the first floor and ground floor guest cloakroom with WC. To the left of the hallway is a generous lounge, with walk-in bay window and working shutters, decorative plasterwork, original period marble fireplace and bespoke fitted storage to the alcoves.

The hallway then leads through and into the family/dining room, which also enjoys a period marble fireplace with 'Crittall' doors leading through and into the kitchen space. To the very rear of the property is an outstanding and extended, open plan living, dining and kitchen space which has been very recently extended and re-modelled by the current family. The kitchen area provides a bespoke fitted kitchen, with hand made cabinetry, 'Falcon' range cooker, stone work-surfaces and limestone flooring, wine cooler and 'Quooker' hot tap. The kitchen also provides a fitted pantry cupboard and study area with mirror. To the rear of the kitchen area is a great dining and family space, with 'Crittall' doors opening out onto the delightful rear terrace and courtyard.

The stairs then lead up to the first floor landing and onto three excellent double bedrooms. The principal suite provides a full width double bedroom with three large sliding sash windows, original period marble fireplace and bespoke fitted wardrobes. Bedroom two is placed to the rear and is also a great double bedroom, once again with period fireplace. To the very rear of the first floor is a third double bedroom, again with period fireplace and fitted wardrobes. The first floor also gives access to family bathroom with three piece suite.

The stairs then continue up to the purpose second floor, which also provides further fitted storage and leads onto two further double bedrooms, both with dormer windows and are perfect as older children's bedrooms. There is also a well presented, re-fitted shower room at the second floor with three piece suite and 'Velux' roof-light.

Externally, the property enjoys a front town garden with wrought iron railings and well stocked borders. To the rear, is a delightful south facing courtyard garden which is walled with a paved patio seating area and a block paved private parking space with Tesla car charging port. To the very rear of the courtyard is a timber constructed garden store and an electronic roller door providing access out onto the rear service lane.

Impeccably presented throughout, with polished wood flooring, modern cast iron radiators and a recently installed heading system, this outstanding Victorian home simply demands an early inspection and early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 242.4 sq. metres (2608.7 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		