

# BRUNTON

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## RESIDENTIAL



**GOWAN TERRACE, JESMOND, NE2**

**Offers Over £625,000**

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Substantial Victorian Mid Terraced Family Home Boasting Close to 2,300 Sq ft of Internal Living Space with Two Excellent Reception Rooms, Great Re-Fitted Kitchen/Diner, Four Great Double Bedrooms, Stylish Re-Fitted Bathroom & Separate Shower Room, Private West Facing Garden plus Enclosed Rear Courtyard, Private Garage & Available with No Onward Chain!

This excellent Victorian mid-terrace home is purpose built over three storeys and is ideally located on Gowan Terrace, Jesmond. Gowan Terrace, which is tucked just off from Osborne Avenue and Queens Road is perfectly placed within walking distance of the shops, cafés, bars and restaurants of Osborne Road, Acorn Road and Clayton Road.

The property itself has been sympathetically renovated by the current owner over the last 12 months and provides a wealth of period charm and is also positioned just a short walk from outstanding local schooling, the delightful Jesmond Dene and Jesmond Metro Station providing excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Entrance lobby with wood flooring leading through into the hallway, which provides access to the staircase rising to the first floor, two reception rooms and the kitchen/breakfast room to the rear. To the front is a wonderful living room with a walk-in bay window, double-glazed sash-style units, ornate cornicing, a ceiling rose and a beautifully restored marble feature fireplace. To the rear is a second reception room, again retaining tall ceilings, deep cornicing and a striking feature fireplace with decorative tiled surround and window over-looking the rear courtyard.

The kitchen/breakfast room has been comprehensively refurbished with shaker-style units in a soft sage finish, quartz work surfaces, a substantial black range cooker, integrated AEG appliances and a wood-burning stove set within a rustic timber-mantelled chimney breast. Wood-effect flooring runs throughout, with direct access to the rear yard.

The stairs then lead to the first-floor landing, which in turn gives access to three great double bedrooms and a beautifully re-modelled shower room featuring Moroccan encaustic floor tiles, Italian-tiled walls, a walk-in rainfall shower enclosure and quality sanitary-ware. The main bedroom provides a superb full-width front-facing room with tall ceilings, a restored feature fireplace and three large sash-style windows.

A second double bedroom to the front also benefits from a feature fireplace, whilst the third double bedroom overlooks the rear aspect. Stairs rise to the second floor, where a further double bedroom and an exceptionally well-appointed bathroom are found. The bathroom features exposed black structural beams, a Velux skylight, a freestanding slipper bath, a chrome floor-standing filler and a separate walk-in rainfall shower with metro-tiled surrounds.

Externally, to the front is a private west-facing garden with gated access to the street. To the rear is an enclosed courtyard with access to the rear service lane and a private garage.

Well presented throughout, with gas 'Combi' central heating and available with immediate possession available, early viewings are deemed essential.



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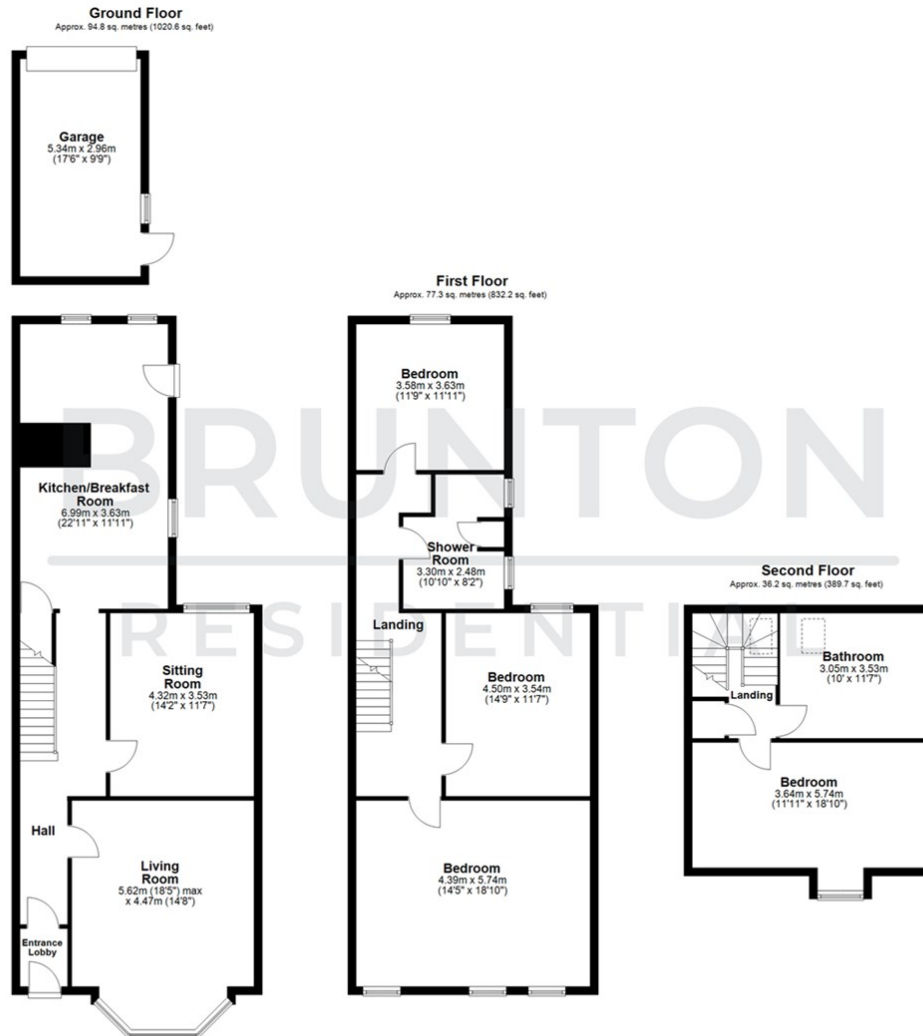
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 208.3 sq. metres (2242.4 sq. feet)



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			
		59	78
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	