

BRUNTON

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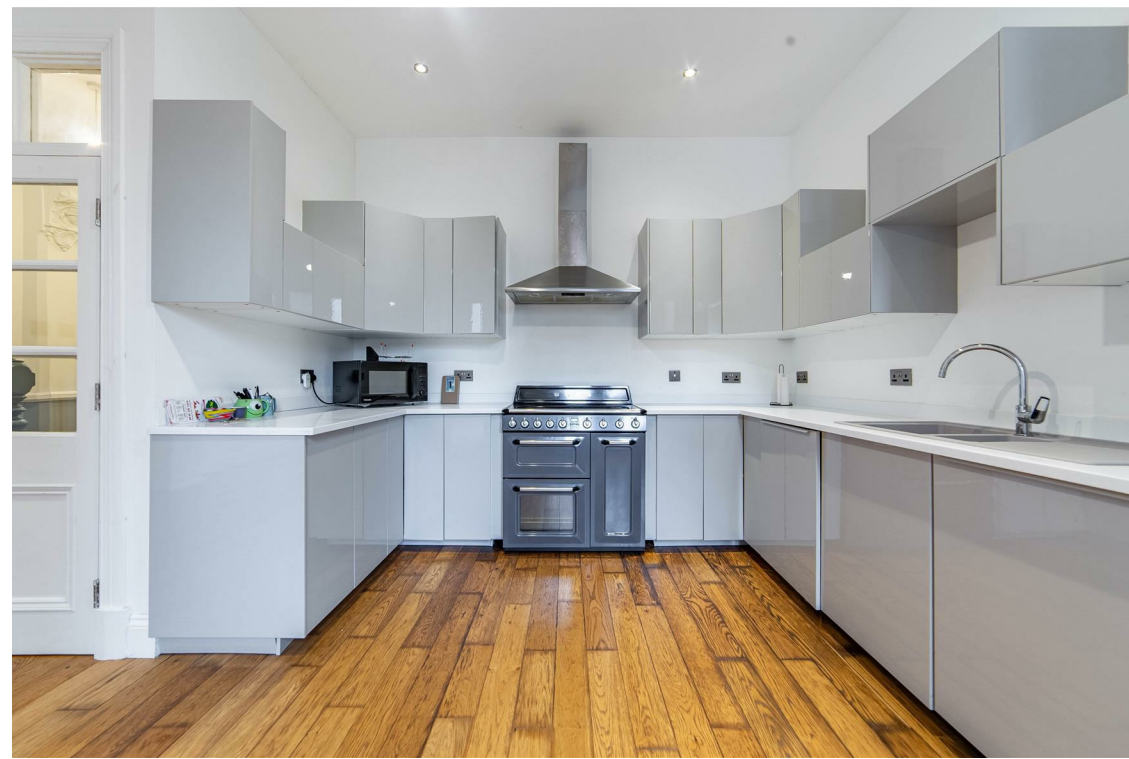
SANDERSON ROAD, JESMOND, NE2

Offers Over £650,000

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Substantial Victorian Terraced Home Boasting Close to 2,400 Sq ft of Internal Living Space, Including a Wonderful Open Plan Kitchen/Dining and Family Space, Lounge, Two Generous Reception Rooms, Five Double Bedrooms, Large Family Bathroom, Two Additional & Separate Shower Rooms, Delightful West Facing Rear Courtyard with Off Street Parking & No Onward Chain!

This exceptional Victorian townhouse is purpose built over three floors and is ideally located on the desirable Sanderson Road, Jesmond. Tucked just off from Acorn Road and Osborne Road, Sanderson Road is perfectly placed to offer direct access to the superb shops, cafes and restaurants of central Jesmond and is also situated a short walk from West Jesmond Metro Station, providing excellent transport links into Newcastle City Centre and beyond.

The property is also placed just a stones-throw from Osborne Road and outstanding local schooling, as well as being positioned just a short walk from St. Georges Church, the delightful Jesmond Dene and Highbury Playing Fields.



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The internal accommodation comprises: Entrance porch leading into a welcoming hallway with stairs leading up to the first floor and access to the main living accommodation and kitchen. To the front is a generous bay fronted lounge, filled with natural light through the stained glass bay window which is enhanced by a decorative ceiling detailing, a feature fireplace and wood flooring.

To the rear, the stylish open plan kitchen/dining and family space offers a range of contemporary units, extensive work surfaces, Smeg range-style cooker, space for an American-style fridge-freezer and attractive wood flooring. The kitchen opens into a spacious dining room, creating an excellent entertaining space with large sliding doors providing direct access to the rear courtyard. Also on the ground floor is a generous shower room featuring full height tiling, a walk-in shower and modern fittings.

The first floor landing benefits from a striking stained glass window and gives access to a substantial drawing room/bedroom one, complete with walk-in bay window, ornate cornicing and a period marble fireplace. This versatile room could also serve as an additional bedroom if required. To the first floor there are two further double bedrooms, both featuring period fireplaces. The rear bedroom is accessed via a separate hallway where a stylish re-fitted family bathroom can also be found, fitted with a bath, shower over and contemporary tiling. Completing this level is a further modern shower room with extensive tiling and a walk-in shower.

The stairs then lead up to the purpose built second floor which provides two additional double bedrooms, both enjoying vaulted ceilings and 'Velux' windows.

Externally, the property benefits from low-maintenance gardens to both the front and rear. The enclosed front garden is attractively paved, while the private rear courtyard offers paved and decked seating areas. Double gates lead to a block paved hard standing, providing valuable off-street parking for multiple vehicles, a highly desirable feature for a property of this style and location.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 221.9 sq. metres (2388.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	