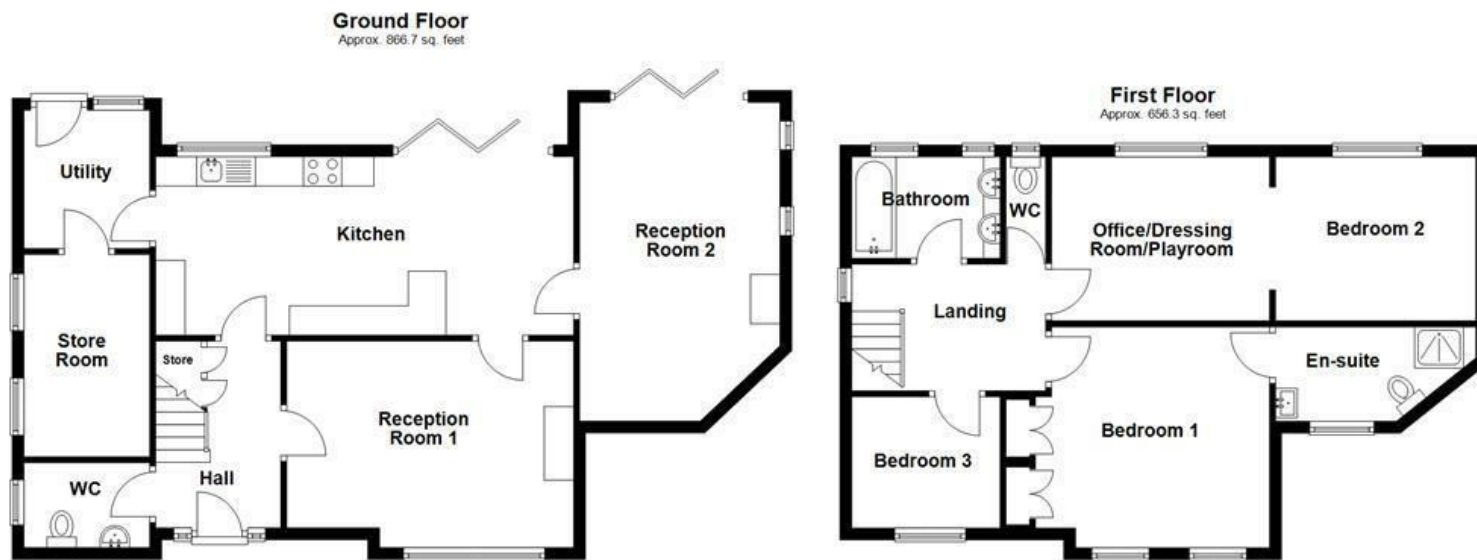




Jesmond Drive, Bury, BL8 1EE

Offers Over £400,000

A DECEIVINGLY SUBSTANTIAL DETACHED FAMILY HOME

Welcome to this stunning and spacious detached family home located on the desirable Jesmond Drive in Bury. This property boasts an enviable plot, complete with a generous and lush garden, perfect for outdoor activities and family gatherings. Nestled in a peaceful yet popular area, this home offers a tranquil retreat while still being conveniently close to local amenities, schools, and commuter routes.

As you step inside, you will be greeted by a beautiful flow throughout the property, enhanced by an abundance of natural light that fills each room. The contemporary decor creates a welcoming and inviting atmosphere, making it an ideal space for both relaxation and entertaining. The house features two well-proportioned reception rooms, providing ample space for family living and socialising.

With three comfortable bedrooms and two modern bathrooms, this home is perfectly suited for a growing family seeking their dream residence. The layout is designed for practicality and comfort, allowing for easy movement and functionality throughout the home.

This property is ready for you to move straight in, making it a fantastic opportunity for those looking to settle in a charming and family-friendly neighbourhood. Don't miss the chance to make this delightful house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  B

- An Impressive Three Bedroom Detached Home
- Feature Solar Panels Installed
- Driveway & EV Charging Point
- EPC Rating B
- Two Reception Rooms, Two Bathrooms & Additional Flexi Room Upstairs
- Extensive Rear Garden
- Tenure Freehold
- Ample Living Space
- Set in the Sought-After Area of Brandlesholme
- Council Tax Band D

Ground Floor

Entrance Hall

10'5 x 7'0 (3.18m x 2.13m)

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to kitchen, WC, reception room one and stairs to first floor with understairs fitted storage.

WC

7'0 x 4'9 (2.13m x 1.45m)

UPVC double glazed frosted window, central heating radiator low basin WC, vanity top wash basin with mixer tap, extractor fan, spotlights and tiled effect flooring.

Reception Room One

16'2 x 12'2 (4.93m x 3.71m)

UPVC double glazed window, central heating radiator, coving, wall inset remote fire, wood effect flooring and door to kitchen.

Kitchen

23'4 x 8'9 (7.11m x 2.67m)

UPVC double glazed window, range of panelled wall and base units with quartz work surfaces, integrated high rise oven and warming drawer, five ring gas hob and extractor hood, glass splashback, integrated dishwasher, pantry cupboard, spotlights, wood effect flooring with underfloor heating, doors leading to utility, reception room two and bi-folding doors to rear.

Utility

7'9 x 7'2 (2.36m x 2.18m)

UPVC double glazed window, plumbing for washing machine, space for dryer, wall mounted Worcester boiler, space for American-style fridge freezer, wood clad elevations, terracotta tiled flooring, door to store and UPVC double glazed frosted door to rear.

Store

11'3 x 7'8 (3.43m x 2.34m)

Two UPVC double glazed windows and wood effect flooring.

Reception Room Two

17'7 x 11'2 (5.36m x 3.40m)

Three UPVC double glazed windows, central heating radiator, log burner with glass hearth, solid wood flooring and bi-folding doors to rear.

First Floor

Landing

10'3 x 6'4 (3.12m x 1.93m)

UPVC double glazed frosted window, smoke detector, doors leading to two bedrooms, office bathroom and WC.

Bedroom One

13'0 x 10'9 (3.96m x 3.28m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

10'11 x 5'7 (3.33m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, spotlights and wood effect flooring.

Office/Dressing Room/Playroom

12'11 x 9'0 (3.94m x 2.74m)

UPVC double glazed window, central heating radiator, loft access, wood effect flooring and open to bedroom two.

Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 7'4 (3.15m x 2.24m)

UPVC double glazed window, central heating radiator, fitted wardrobes, storage and wood effect flooring.

Bathroom

7'9 x 5'5 (2.36m x 1.65m)

Two UPVC double glazed frosted window, central heated towel rail, two vanity top wash basins with mixer taps, panel bath with mixer tap and overhead direct feed shower, PVC panelling to ceiling, spotlights, tiled elevations and wood effect flooring.

External

Rear

Enclosed garden with paved patio, laid to lawn, decking, bedding areas, mature shrubbery and greenhouse.

Front

Block paved driveway, mature shrubbery and EV charging point.



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