

# BRUNTON

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## RESIDENTIAL



**GROSVENOR AVENUE, JESMOND, NE2**

**Offers Over £485,000**



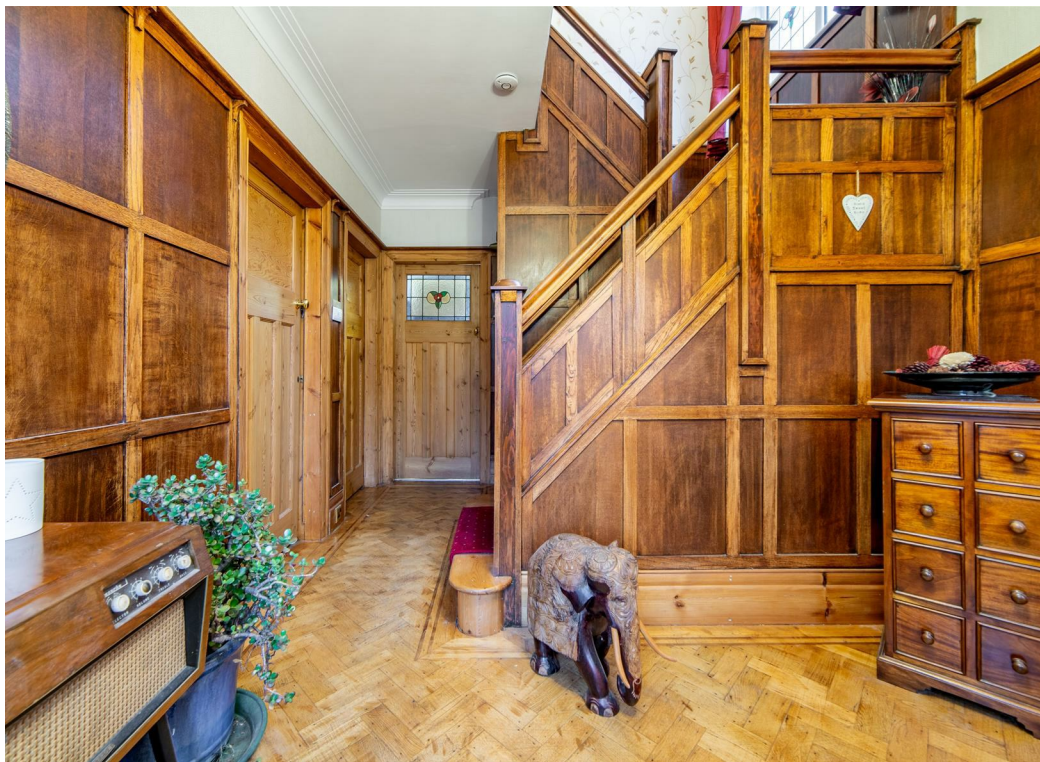
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Excellent 1930's Semi-Detached Family Home, Boasting Over 1,500 Sq ft of Internal Living Space with Two Reception Rooms, Open Plan Kitchen/Diner plus Utility, Three Bedrooms, Family Bathroom, Delightful Lawned Rear Garden plus Secondary Secret Garden with Garden Studio!

This excellent, three bedroom, semi-detached family home is ideally located on the desirable Grosvenor Avenue, Jesmond. Grosvenor Avenue, which is tucked just off from Queens Terrace and Jesmond Dene Road, is perfectly situated just a short walk from Jesmond Dene, the café culture of Jesmond and also provides easy access to the transport links of Osborne Road and West Jesmond Metro station providing great links throughout the region.

Superb state and independent schooling can found nearby, as well as being placed just 1.5 miles from Newcastle City Centre with its excellent array of cultural and shopping activities.



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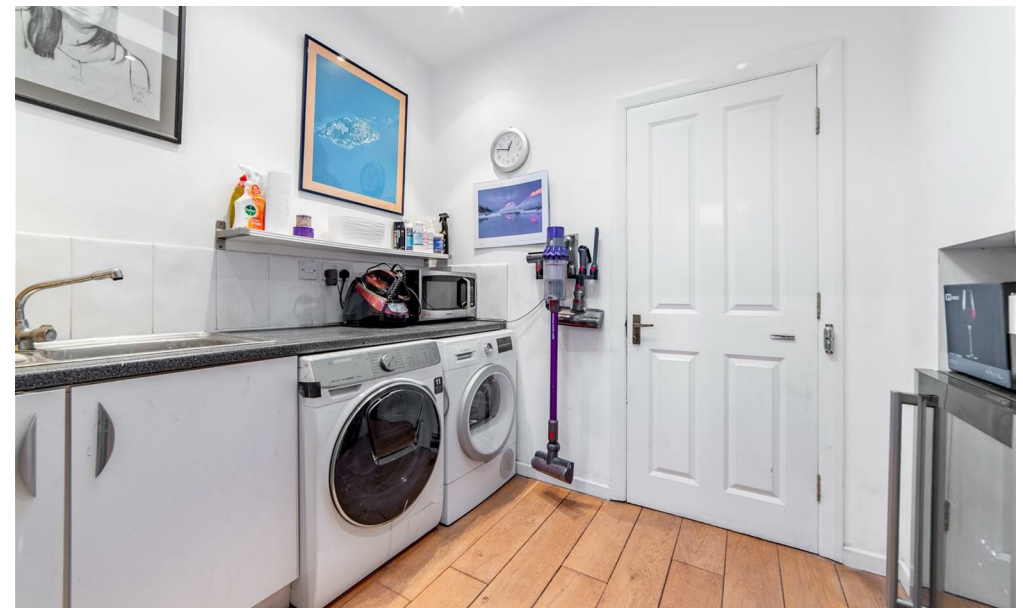
The internal accommodation comprises: an impressive entrance hall with original 3/4 wood height panelling and parquet flooring, with stairs leading to the first floor and a useful under-stair storage cupboard. To the left of the hallway, a versatile reception room enjoys a walk-in bay window overlooking the front of the property, along with a feature fireplace.

To the rear is a generous 20ft living room, also enjoying a fireplace and a walk-in bay window, which allows views over the rear garden and a door leading out. To the very rear of the hallway, a door opens into the kitchen/dining space, which benefits from a range of fitted wall and base units, integrated appliances and again with views out over the rear garden. The kitchen area opens into an incredibly bright dining area, which features large roof windows and French doors opening out onto the rear garden, both allowing for plenty of natural light. From the dining space is a useful utility area, with plumbing for multiple appliances and a skylight window. From the utility, there is access to a useful ground floor W.C. and a door that leads into the garage space.

The stairs then lead to the first-floor landing, which provides access to three well-proportioned bedrooms, all of which benefit from walk-in bay windows, whilst the principal bedroom to the rear enjoys built-in wardrobes. A family bathroom with a standalone shower with an installed steam unit and a separate WC serves the bedrooms, completing the upstairs accommodation.

Externally, the property benefits from a block paved driveway to the front, offering off-street parking for two vehicles as well as an EV charging point, whilst to the rear is the first garden, which is lawned and is enclosed with timber fencing, creating the ideal space for family life and entertainment. Conveniently, a door from the first garden gives access into the rear access lane, which then provides gated access to the second, enclosed 'secret' garden, which also features a convenient storage shed, fenced boundaries and a wonderful garden studio which is perfect for those who wish to work from home or as a children's den.

Well presented throughout, with double-glazed windows and gas 'Combi' central heating, this great family home simply demands an early inspection and viewings are deemed essential.





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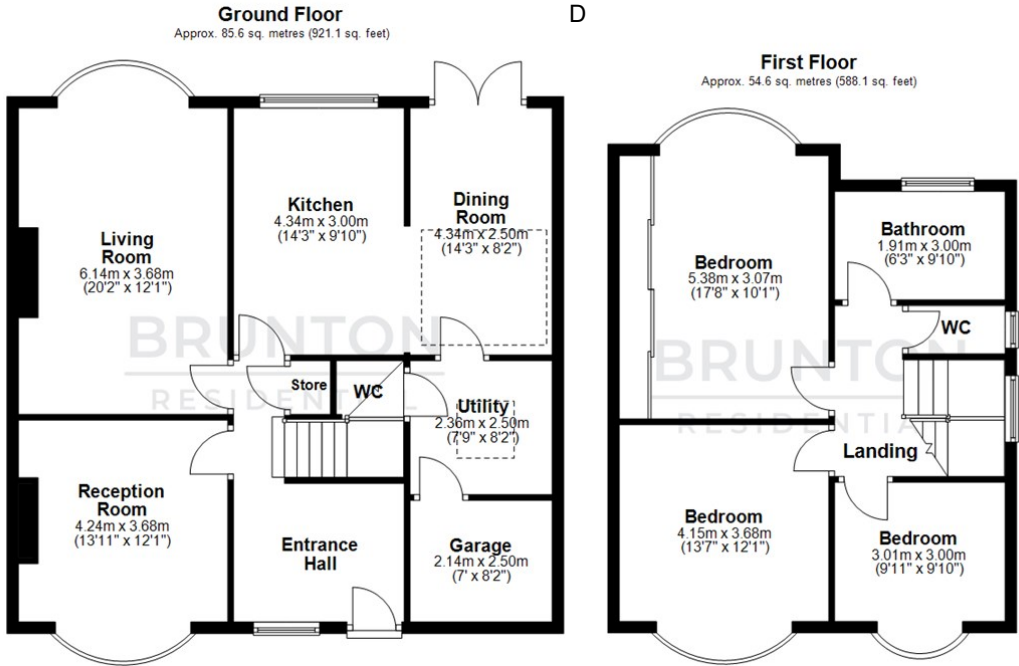
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		