

# BRUNTON

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## RESIDENTIAL



**CHERRYBURN GARDENS, FENHAM, NE4**

**Offers Over £345,000**

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**Stylish Edwardian Terraced Family Home Boasting Over 1,300 of Internal Living Space, with a Beautiful Lounge, Superb Open Plan Kitchen/Dining & Family Space, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, West Facing Front Garden & Enclosed Rear Courtyard Garden!**

This excellent, period terraced home is perfectly located on the desirable Cherryburn Gardens, Fenham. Cherryburn Gardens which is tucked just off from Fenham Hall Drive and Riverside Road, is a popular and quiet pedestrian walkway which is situated close to the wonderful communal gardens of St James & St Basil Church, as well as the local shops and amenities of Fenham Hall Drive.

The property is also located just a short walk from Newcastle's Town Moor providing direct access to superb open green space as well as Newcastle City Centre which is also just a 30 minute walk away.

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The internal accommodation comprises: Lobby through to entrance hall with stairs leading to the the first floor. To the right of the hall is a beautiful sitting room with tall ceilings, west facing walk-in bay window and period fireplace. To the rear, is a wonderful open plan kitchen/dining and family space which provides a wood-burning stove and a large window flooding the room with natural light. The family room is open to the entrance hall and leads into the kitchen/dining space with under-stairs store and fitted kitchen.

The kitchen enjoys a stone worktop with integrated appliances, free-standing range cooker and Belfast sink with door leading out to the rear courtyard.

The stairs then lead up to the first floor landing which in turn gives access to three bedrooms, of which two are comfortable doubles. Bedroom one is positioned to the front with polished wood flooring and plantation shutters. Bedroom two is placed to the rear and is also a comfortable double, also with working shutters. Bedroom three is smaller, single room and is ideal as a nursery or study, again with shutters. The family bathroom is placed to the very rear and is presented to a good standard with four piece suite, including a walk-in shower and oval free-standing bathtub.

Externally, the property enjoys a front garden which is laid with artificial turf and dwarf walled boundaries. To the rear, is an enclosed courtyard with two external stores and gated access out onto the rear service lane.

Immaculately presented throughout, with tall ceilings and polished wooden flooring, this excellent period home simply demands an early inspection and viewings are strongly advised.



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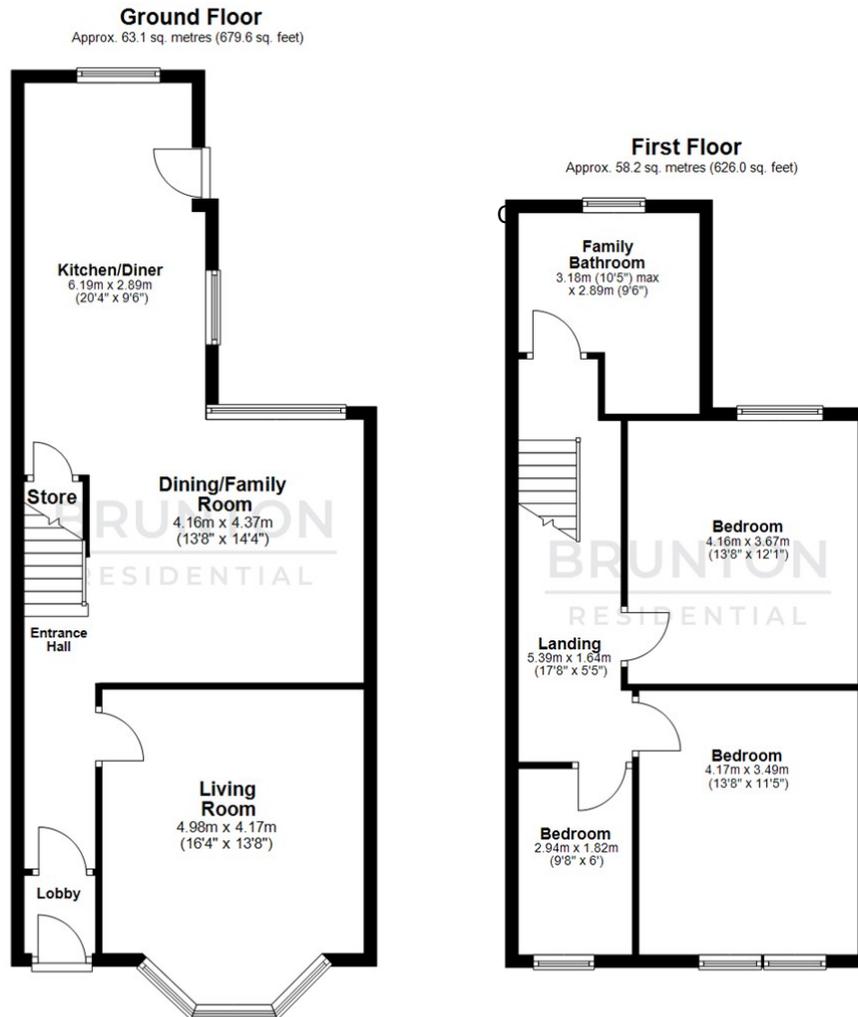
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

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) <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			
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	