

**BRUNTON**  
RESIDENTIAL



**BRANDLING PLACE SOUTH, JESMOND, NE2**

Offers Over £685,000

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Delightful Georgian Terraced Home Situated just a Stones Throw from Exhibition Park & Boasting an Outstanding Central Position within Brandling Village Conservation Area, with Two Excellent Reception Rooms, Kitchen/Breakfast Room, Four Bedrooms, Family Bathroom plus En-Suite Shower Room & Delightful South Facing Lawned Gardens plus Enclosed Rear Courtyard.

This attractive period terraced home is ideally situated on the desirable Brandling Place South, Jesmond. Brandling Place South, which is tucked away just off from Brandling Park and Lambton Road, is a desirable pedestrianised street which is perfectly placed within walking distance of the shops, cafes and amenities of Clayton Road, as well as being located a short walk from outstanding independent schooling.

The property is also positioned close to the restaurants of Osborne Road as well as the cafe culture of Acorn Road, Little Waitrose and the open green space of Newcastle's Town Moor. Also located nearby is the beautiful Brandling Park and Jesmond Metro Station, providing excellent rail transport links into Newcastle City Centre and throughout the region.

The property is also situated just a short walk from Newcastle City Centre, Newcastle University and the RVI Hospital.

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The internal accommodation comprises: Lobby leading into a welcoming entrance hallway with access to a ground floor guest WC and stairs leading to the first floor. To the right of the hallway is a beautiful sitting room with an original period fire surround, a wood-burning stove and a south-facing window which overlooks the front gardens. To the rear is a second reception room/dining room which enjoys a window overlooking the rear courtyard and an Inglenook fireplace. The kitchen is placed to the very rear and provides a range of cabinetry with a roof light and again with a window overlooking the rear courtyard and a door to the 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, which is placed to the rear, enjoys a recently re-fitted en-suite shower room with a three-piece suite. The first-floor landing also provides a bathroom with a three-piece suite, which is accessed from the half landing.

The staircase then continues to the second floor, providing access to a fourth bedroom, which in turn leads through to a large reception room. This space offers excellent flexibility and, with a modest reconfiguration, could easily be adapted to create two further bedrooms, presenting the opportunity for five bedrooms (and potentially a further bathroom - should it be required) and gives access to eaves storage.

Externally, the property offers a delightful and mature south-facing front garden, complete with a paved seating terrace and well-stocked borders. The front garden also provides gated access onto the pedestrianised walkway of Brandling Place South.

To the rear, is an enclosed courtyard with gated access beyond. Parking for the property is provided via residential parking permits through Newcastle City Council, along with an additional arrangement with Newcastle High School for Girls.

With gas 'Combi' central heating and an abundance of period charm, this delightful period home simply demands an early inspection, and early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 182.2 sq. metres (1960.6 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	
69	80
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	
EU Directive 2002/91/EC	