



34 Eslington Terrace, Jesmond, Newcastle upon Tyne, NE2 4RN

Originally constructed in the early 1900s and positioned on an enviable corner plot, this charming family home is one of only a handful of examples of 'Arts and Crafts' inspired Edwardian architecture in the city. Ideally located in the heart of Brandling Village Conservation Area, close to excellent local schools, the shops of Clayton Road, Jesmond Metro Station and a short walk to Newcastle City Centre, the RVI and Newcastle's universities.

With a wealth of period charm and boasting over 3,000 Sq ft over four floors, the accommodation briefly comprises: entrance porch with stained glass entrance door; entrance hall with wood panelling, storage cupboard, under-stairs storage cupboard and stairs to first floor; sitting room with dual aspect windows, walk in bay, feature fireplace, alcove storage cupboard, wood panelling and decorative ceiling; open plan kitchen and dining room measuring almost 29ft with dual aspect windows, generous walk in bay, feature fireplace, stairs to kitchen with fitted units and work surfaces, storage cupboards, spot lighting, side door access out to the driveway and front garden and separate downstairs WC. The stairs to the basement level provide access to the snug, office and separate utility room. The first floor landing with storage cupboard gives access to; bedroom one with dual aspect windows, generous walk in bay and access to the en-suite bathroom; bedroom two with walk in bay and fitted wardrobe storage; bedroom three with dual aspect windows; shower room with separate WC. The second floor landing with Velux

sky light gives access to a further three bedrooms, bedrooms four and six both with feature fireplaces and bedroom six with fitted wardrobe storage; second floor bathroom complete with four piece suite and fitted storage cupboards. Externally, to the front, a mature garden with paved pathway and dwarf wall and iron railing boundary. To the side, a further garden area and a block paved multi-vehicle driveway providing off-street parking leading to the 16ft garage with roller shutter door access. Offering spacious family living within the heart of the Brandling Village Conservation Area, early viewings are advised to avoid disappointment!

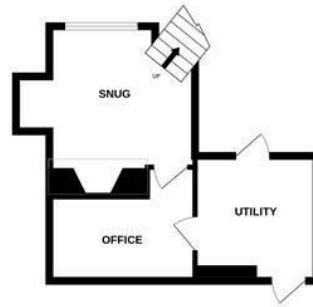
Edwardian End-Terrace Family Home | 3,027 Sq ft (281.3m²) | Six Bedrooms | Sitting Room | Open Plan Kitchen & Dining Room | Downstairs WC | En-Suite to Bedroom One | 1st Floor Shower Room with Separate WC | 2nd Floor Bathroom | Basement Level | Front & Side Gardens | Driveway & Garage | Period Features | Conservation Area | Excellent Location | Freehold | Council Tax Band F | EPC: E



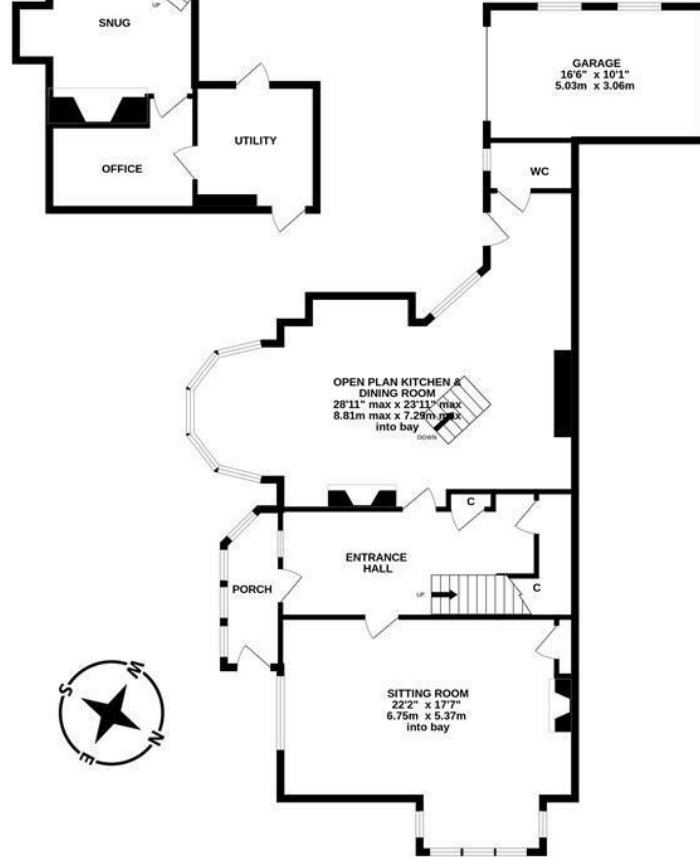
Offers Over £775,000



BASEMENT
278 sq.ft. (25.8 sq.m.) approx.



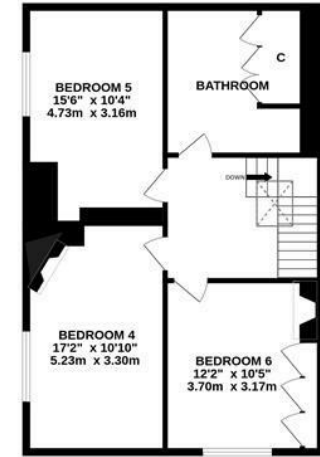
GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



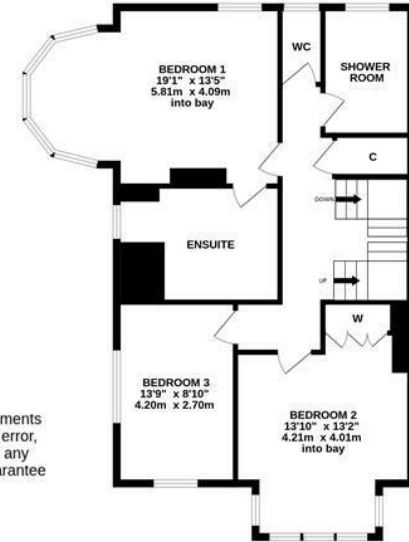
TOTAL FLOOR AREA : 3027 sq.ft. (281.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



