



## 46 Grosvenor Place, Jesmond, Newcastle upon Tyne, Tyne & Wear, NE2 2RE

This substantial and well-presented Victorian home with front and rear gardens is ideally positioned on Grosvenor Place, Jesmond. Grosvenor Place, is centrally located within Jesmond, close to the Dene, a stone's throw from excellent local schools, countless great shops and restaurants, West Jesmond Metro station and indeed Newcastle City Centre itself.

Mixing period features and modern detail, the accommodation, set over three floors and boasting close to 3,100 Sq ft briefly comprises: entrance lobby with stained glasswork through to entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace including wood burning stove; dining room with feature fireplace, Parquet flooring and French doors leading out to the rear yard; downstairs WC with separate storage cupboard; 28ft kitchen diner with Parquet flooring, three windows, a range of fitted units, work surfaces and spot lighting. The split level first floor landing gives access to; an impressive 21ft principle bedroom/drawing room with decorative ceiling, feature fireplace and west facing windows including French doors leading out to the balcony/patio area; bedroom two with dual windows, feature fireplace and spot lighting; bedroom three with dual aspect windows, spot lighting and access to an en-suite shower room; WC; laundry cupboard. The second floor landing with sky light gives access to a further three/four bedrooms, all with Velux sky lights, bedroom four with an en-suite shower room and bedroom six

with built in Eaves storage; bathroom complete with four piece suite and spot lighting. Externally, a delightful west facing garden laid mainly to lawn with a mixture of mature planting together with a paved pathway and patio seating area. To the rear, an enclosed yard laid to paving with wall boundaries (with the potential conversion to be added as additional parking) and access to a 17ft garage. Offering well proportioned accommodation for a growing family, early viewings are advised.

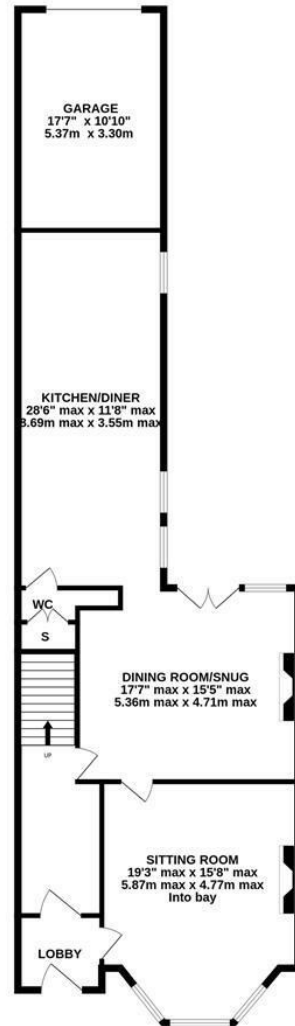
Victorian Mid-Terrace Family Home | 3,070 Sq ft (285.2m<sup>2</sup>) | Six/Seven Bedrooms with Principle Bedroom/Drawing Room | Sitting Room | Dining Room/Snug | 28ft Kitchen Diner | Downstairs WC | 1st Floor WC | Two En-Suite Shower Rooms | Bathroom with Four Piece Suite | Delightful West Facing Front Garden | Enclosed Rear Yard with 17ft Garage | Period Features & Well Presented | Central Jesmond Location | GCH | Freehold | Council Tax Band E | EPC: D

**Offers Over £730,000**

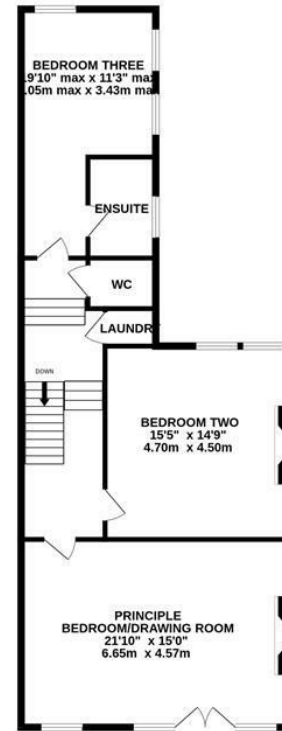




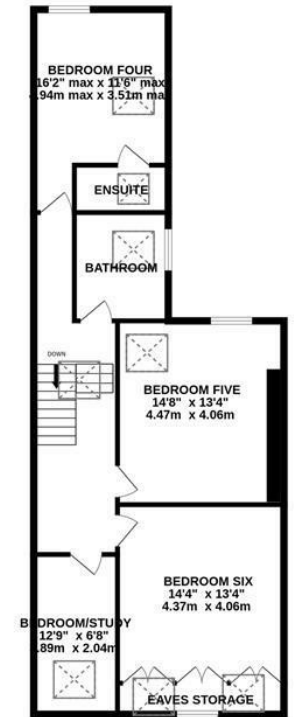
**GROUND FLOOR**  
1254 sq.ft. (116.5 sq.m.) approx.



**1ST FLOOR**  
933 sq.ft. (86.7 sq.m.) approx.



**2ND FLOOR**  
883 sq.ft. (82.1 sq.m.) approx.



**TOTAL FLOOR AREA: 3070 sq.ft. (285.2 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.  
Made with Metropix ©2023



**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.



