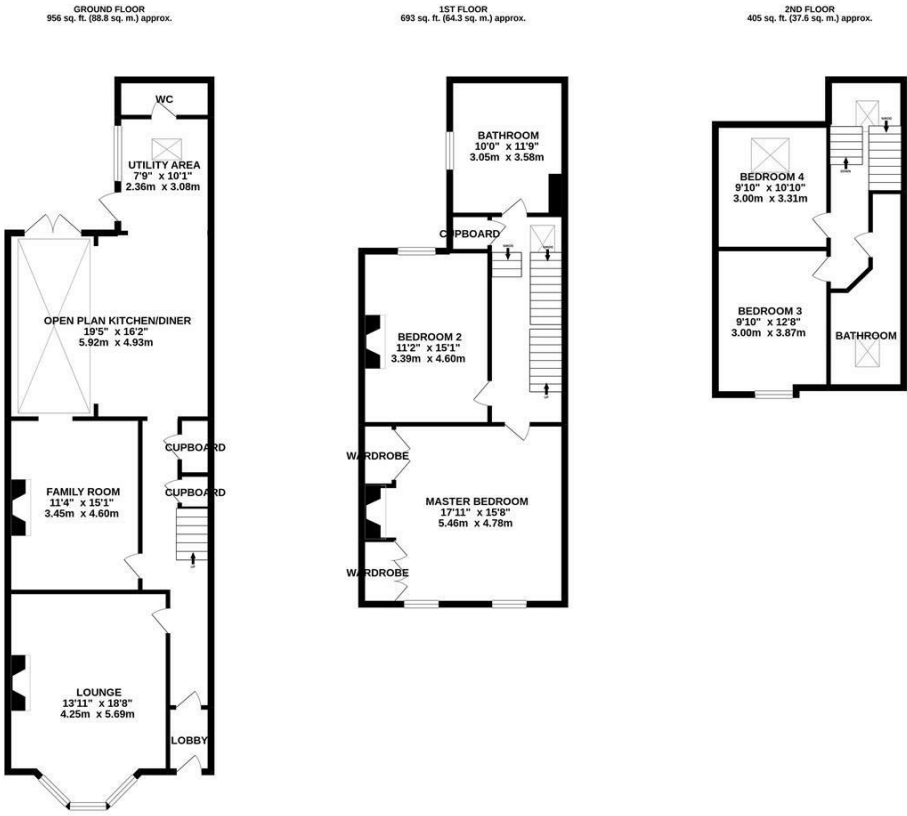




With an extended kitchen/diner, south-facing lawned gardens and mixing period features with modern detail, a wonderful example of a three-storey Victorian terrace, ideally located on the garden side of Holly Avenue, Jesmond. With no through traffic to Osborne Road, Holly Avenue, a pretty terrace is perfectly placed, close to excellent local schools, Jesmond Dene, the shops, cafés and restaurants of Jesmond and indeed Newcastle City Centre itself.

Boasting in excess of 2,000 Sq ft the internal accommodation briefly comprises: entrance lobby; entrance hall with staircase to the first floor and understairs storage; lounge with tall ceilings, marble fireplace with wood burning stove and south facing bay; family room with marble fireplace which opens to an impressive kitchen/diner, extended with a side return, glazed roof and French doors to the rear. The handmade kitchen, supplied by Alexander Carrick, boasts a large central island and a mixture of walnut and granite worksurfaces and opens to a useful utility room, with a wall of built in storage including USA style laundry cupboard and in turn leads to the ground floor WC. To the first floor, an impressive master bedroom occupying the full width of the house with fitted robes and marble fireplace; bedroom two, again with period fireplace and a stylish and recently refurbished family bathroom complete with four piece suite. To the second floor, two further double bedrooms and second family bathroom, again with four-piece suite including large walk-in shower. Externally, a courtyard to the rear, with sandstone paving and electric roller shutter door providing off street parking. To the front a delightful south facing lawned garden with paved patio, planted borders and tall fenced boundaries.

Victorian Terrace | 2,053 Sq ft (190.8m2) | Three Storeys
| Lounge with South-Facing Bay | Family Room |
Extended Kitchen/Diner | Utility | Ground Floor WC |
Stylish & Refurbished Family Bathroom | Four Double
Bedrooms | South-Facing Lawned Garden | Enclosed
Courtyard with Off Street Parking | Great Location |
Freehold | Council Tax Band E | EPC Rating: D



TOTAL FLOOR AREA: 2053 sq. ft. (190.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Offers Over £625,000

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.

