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LA SAGESSE, JESMOND NE2

Offers Over £1,750,000

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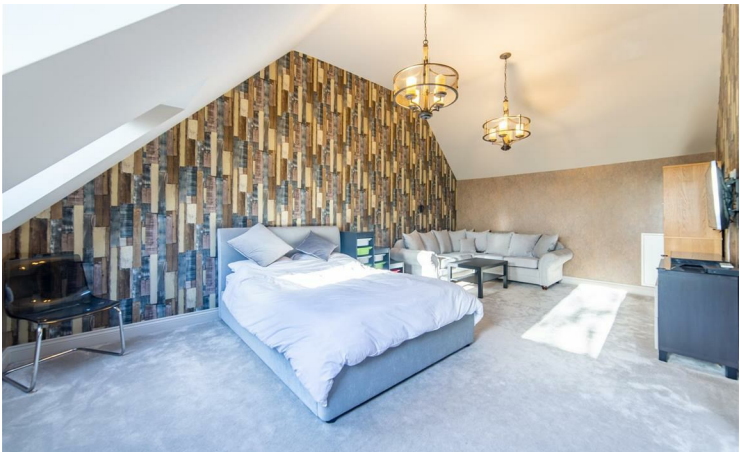
Substantial Modern Detached Family Home Boasting over 4,000 Sq ft of Internal Living Space, an Impressive Open Plan Kitchen/Dining and Living Space, Two Generous Reception Rooms, Five Double Bedrooms, Family Bathroom plus Three En-Suites, Extensive South Facing Lawned Rear Gardens, Off Street Parking & Integral Double Garage with No Onward Chain!

This superb, modern detached family home is perfectly positioned within the prestigious La Sagesse development, Jesmond. La Sagesse was re-developed by David Wilson Homes in 2016 and provides some of the only modern, detached family homes with Jesmond.

La Sagesse itself, is perfectly placed within Jesmond and is situated only a short walk from superb local shops, café culture, restaurants, and amenities, with excellent transport links provided with both West Jesmond & Ilford Road Metro Stations, both only a short walk away.

The property is also located close to outstanding local state and independent schooling and Gosforth High Street with its shops and amenities.

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Offered to the market with no onward chain, the house itself is set on a substantial plot, and to the corner of the estate and briefly comprises; A wide central entrance hallway with WC to side, which in turn leads to an impressive open plan kitchen/dining area with family space to the far side. This large area runs almost the full width of the property and incorporates formal dining, breakfast bar and luxury kitchen area as well as a versatile relaxing area.

The kitchen has been fitted with high gloss light grey wall and floor units with co-ordinated two tone work surfaces, it has fully fitted high end appliances which includes an induction hob, double oven, Combi oven and wine chiller. There is also utility area which is accessed off from the kitchen.

On either side of the hallway are versatile reception rooms, one which is currently being used as a home office/gym area while the other is a larger more formal room, and is well appointed with feature lighting and has bi-folding door access to a raised balcony area.

To the first floor there are four double bedrooms, one of which is an impressive principal suite with an ensuite shower room, walk in wardrobe area and a secondary wardrobe area. A guest bedroom also consists of an ensuite shower room and walk in wardrobe while bedroom three has a third ensuite and bedroom four having use of the family bathroom with WC.

The stairs then lead to the very top floor, which offers a large double bedroom with wardrobe area, an ensuite shower room and large storage facility.

Externally there is ample parking by way of a double driveway, which in turn leads into the double garage with electric up and over door. There is a stylish town garden to the front which is laid mainly to lawn while to the rear is a lovely south facing lawned garden with paved and decked areas which can be seen from the kitchen area.



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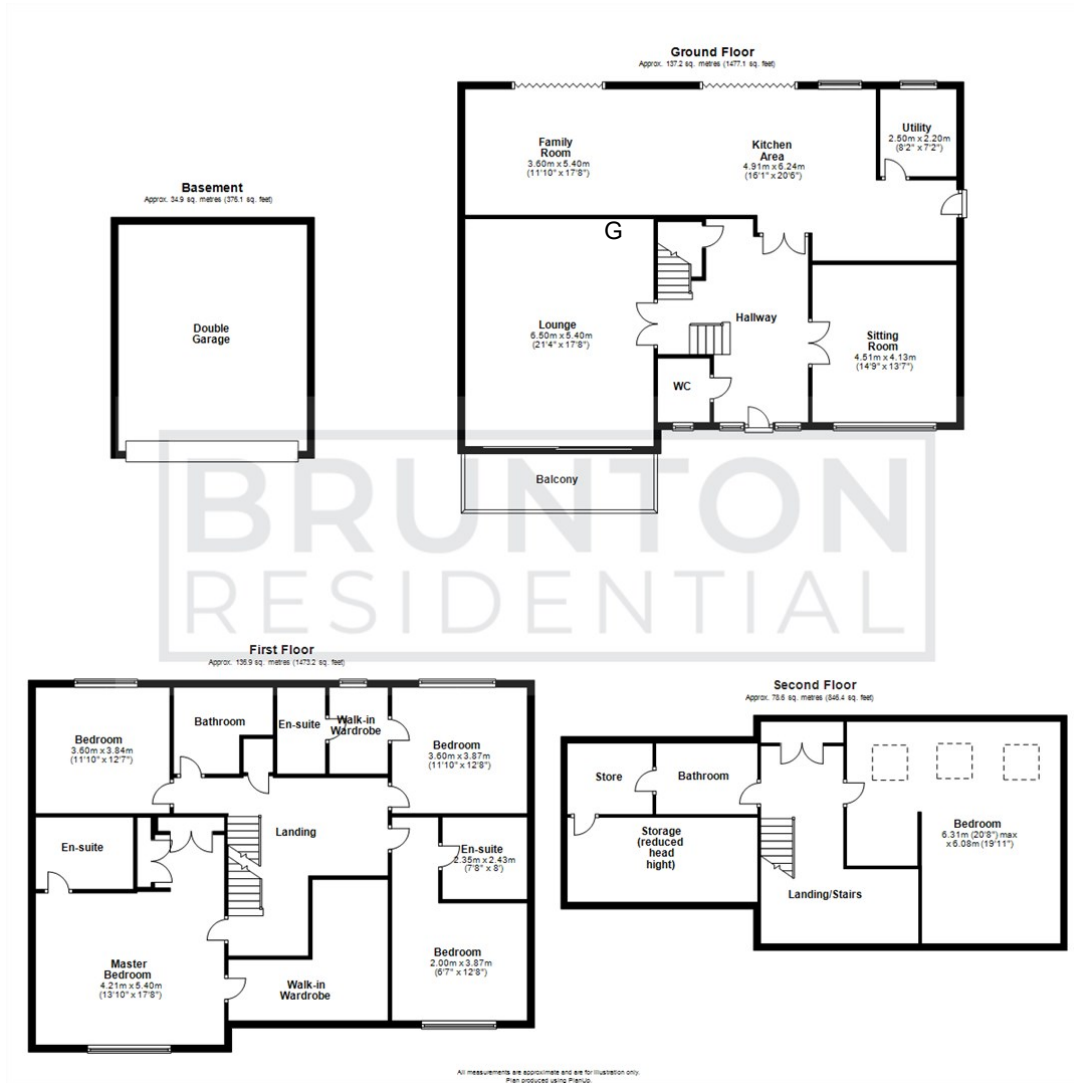
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : B

SERVICES :



All measurements are approximate and are for illustration only. Plan produced using Planus.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	89
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	