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JESMOND PARK WEST, NE7

Offers Over £425,000

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Well Presented & Extended 1930's Semi Detached Family Home Located Close to Jesmond Dene, Boasting Extensive Lawned Rear Gardens and an Impressive Open Plan Kitchen/Dining and Family Space with Utility Area, Separate Lounge, Three Bedrooms, Re-Fitted Family Bathroom, Off Street Parking & Garage!

This great, extended 1930s semi-detached family home is ideally situated on the highly sought after Jesmond Park West. Ideally placed close to outstanding local schooling, Jesmond Park West also provides easy access to The Freeman Hospital, the local shops and amenities on Newton Road, Paddy Freeman's Park and the delightful Jesmond Dene.

The property is also positioned just a short walk from David Lloyd Leisure Club and Armstrong Bridge providing a direct link by foot into Jesmond. Also located nearby is Heaton Road with its vibrant restaurant scene and cafe culture.

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The internal accommodation comprises: Entrance hall with stairs leading up to the first floor and access to a separate W.C. To the right of the hallway is a lovely and private lounge featuring a fireplace and walk-in bay window with plantation shutters.

To the rear of the ground floor is an impressive, and extended, open plan living, dining and kitchen space. This excellent space features a modern bespoke kitchen with wooden worktops, integrated appliances and central island with breakfast bar. French doors from the kitchen space lead out onto the rear terrace and gardens with wrap around windows overlooking the rear garden and bringing in lots of natural light.

The kitchen and dining space is open to both a utility area and excellent family room with bespoke fitted storage to the alcoves and wood-burning stove.

The stairs then lead up to the first floor landing, which in turn gives access to three bedrooms and a re-fitted family bathroom with three piece suite and store cupboard. Bedroom one is located to the front with fitted storage and west facing window. Bedroom two is located to the rear with large window overlooking the rear gardens. Bedroom three is a smaller room that is currently laid out as a nursery with plantation shutters.

Externally, the property benefits from a block paved driveway providing off street parking, which leads to the garage with up and over door. To the rear, is an extensive and enclosed garden, which is laid mainly to lawn with well stocked borders, trees and shrubs providing privacy. There is also a raised and paved entertaining terrace which is ideal for breakfast. To the rear of the garden is a large timber store.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi-detached family simply demands an early inspection and early viewings are deemed essential.



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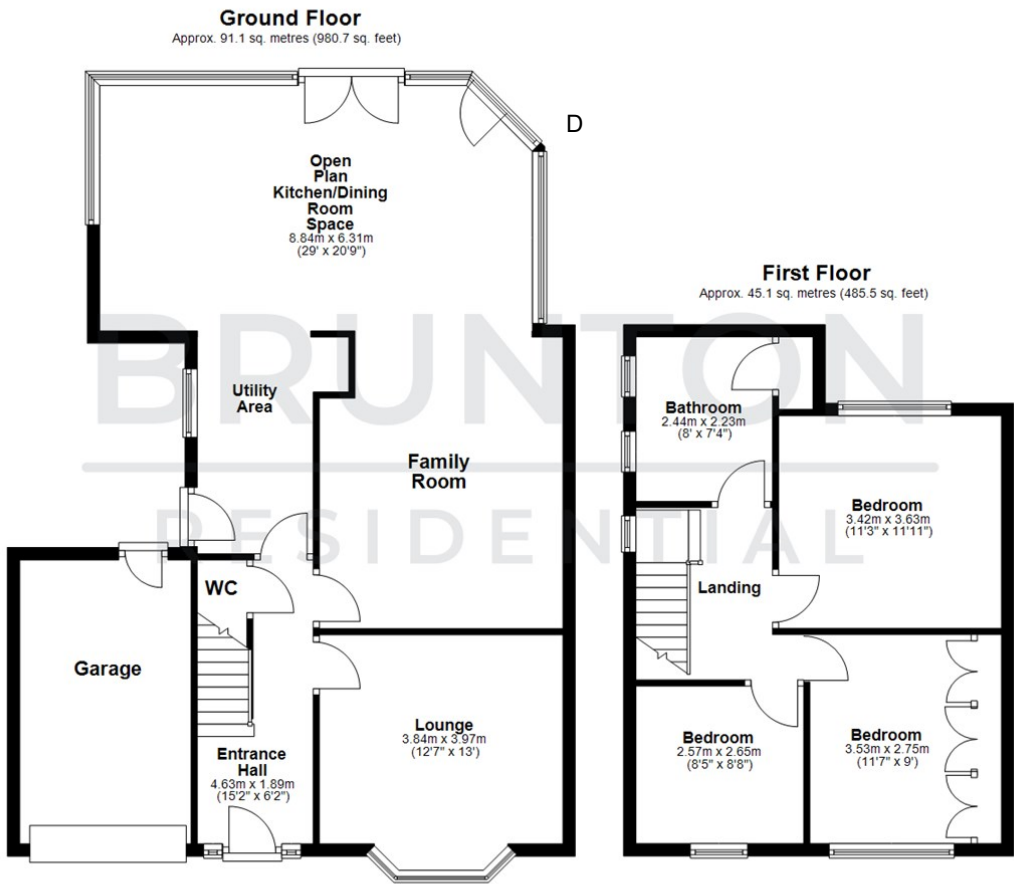
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TENURE : Freehold

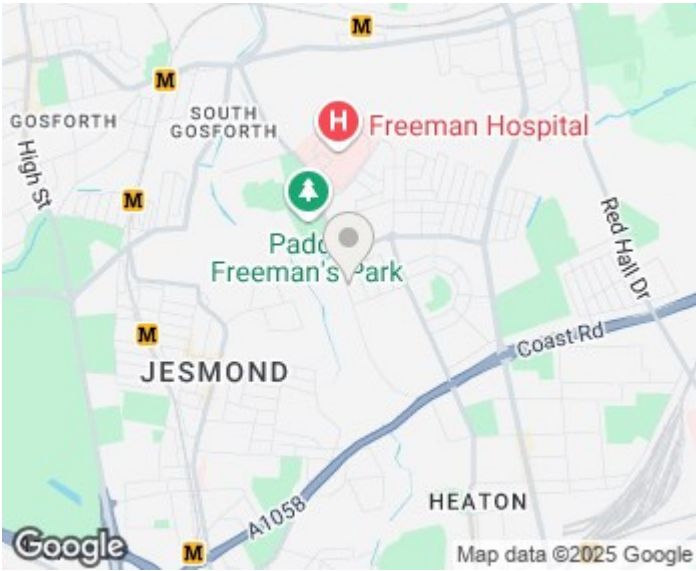
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D



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



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		
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	