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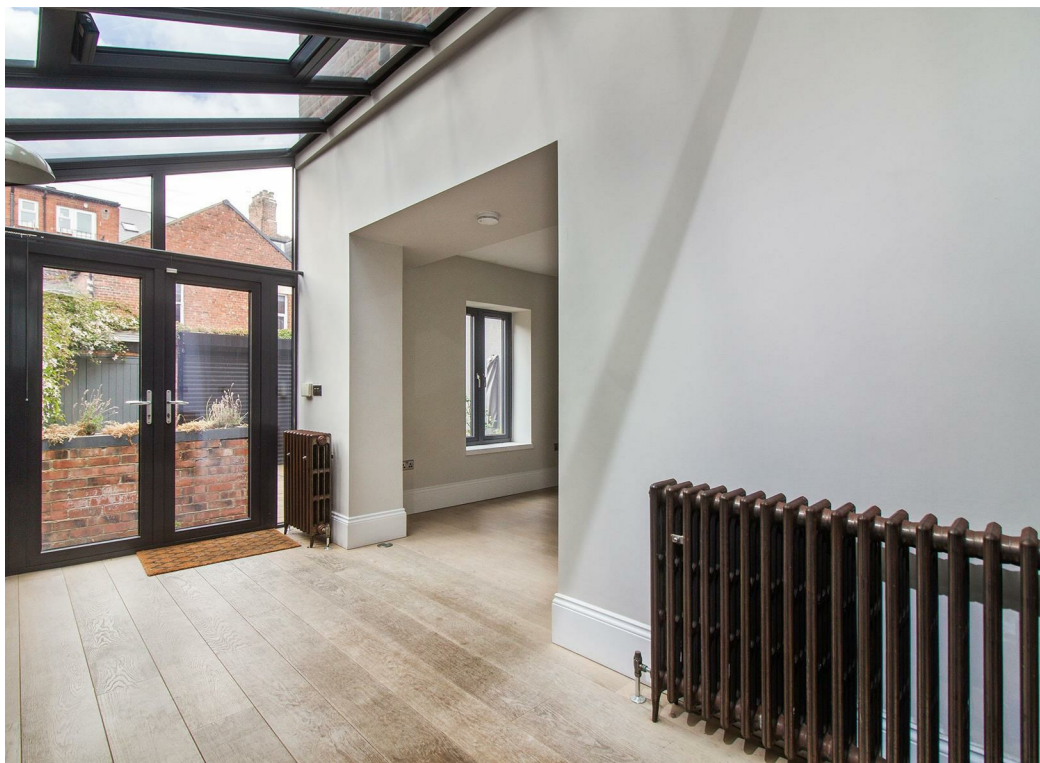
LARKSPUR TERRACE, JESMOND, NE2

Offers Over £625,000

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Superb & Extended Victorian Mid Terrace Family Home Located in the Heart of Jesmond on Larkspur Terrace, Jesmond. Boasting a Lovely Lounge, Impressive Open Plan Kitchen/Dining & Family Space, Four Good Sized Double Bedrooms Including a Full Width Principal Bedroom, Contemporary Re-Fitted Family Bathroom, Delightful West Facing Enclosed Rear Courtyard & Available with No Onward Chain!

This excellent, Victorian terraced home is ideally situated on the desirable Larkspur Terrace, Jesmond. Larkspur Terrace, which is placed just off from Acorn Road and Mistletoe Road, is perfectly positioned to provide direct access to everything central Jesmond has to offer, including the countless shops, cafes, restaurants and amenities of Acorn Road and Osborne Road.

The property, which is available with no onward chain, is also located just a short walk from outstanding local schooling, Jesmond Swimming Pool and West Jesmond Metro Station, providing direct access into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Lobby through to entrance hall. Lounge with decorative ceiling, cast iron fireplace and walk-in bay window with plantation shutters. To the rear of the ground floor is an excellent, open plan kitchen/dining and family space, which has been extended, and provides a great bespoke fitted kitchen with stylish floor to ceiling cabinetry, stone worktops and integrated Fisher & Paykel appliances.

The kitchen is then open to the dining and family space, with glazed roof lights, and French doors leading out onto the rear courtyard.

The stairs then lead up to the first floor landing, which in turn gives access to two good sized double bedrooms and a stylish, contemporary re-fitted family bathroom with four piece suite including a free-standing bathtub. Bedroom one measures the full width and enjoys bespoke fitted storage with plantation shutters. Bedroom two also enjoys fitted storage.

The stairs continue to the second floor and lead onto two further double bedrooms, one with large dormer window and the other with access to eaves storage.

Externally, the property offers a well presented front town garden with a mixture of wrought iron, walled and hedged boundaries. The rear courtyard garden, which is west facing, is also enclosed and provides a great entertaining space, with garden store, and electronic garage roller door giving access out onto the rear service lane.

Well presented throughout, this excellent period terraced home simply demands an early inspection and early viewings are deemed essential!



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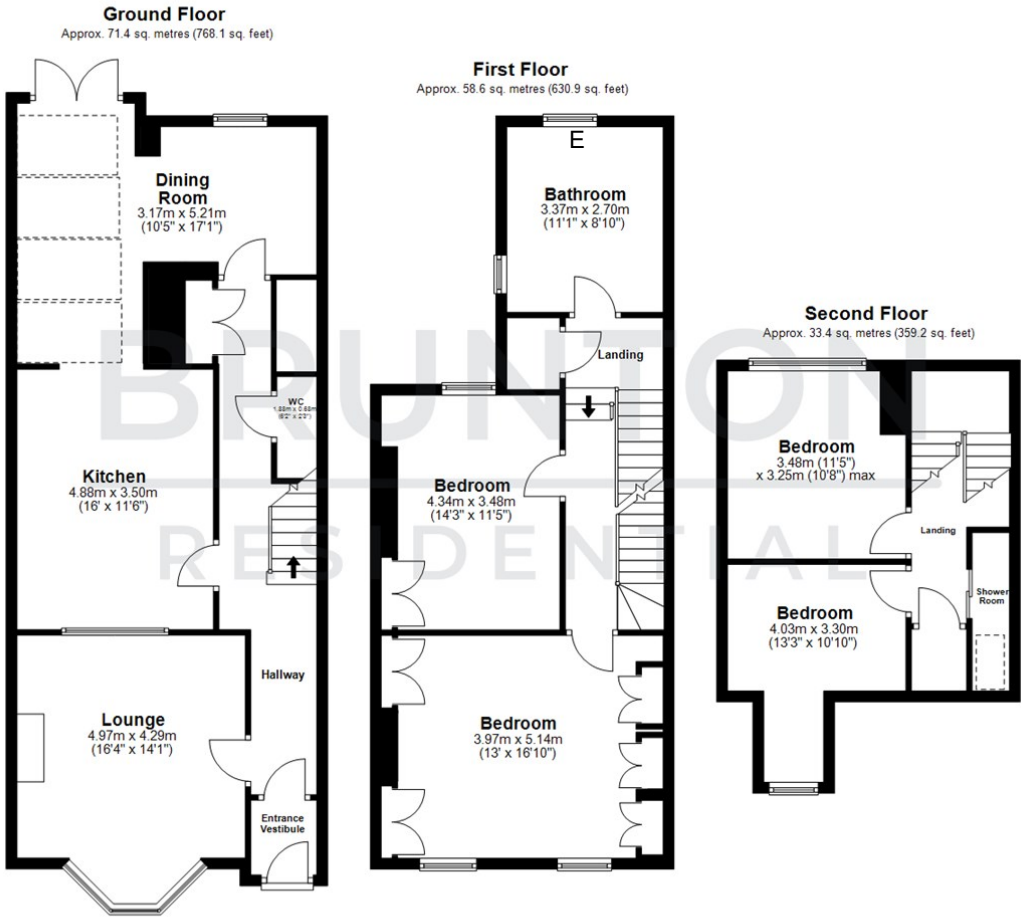
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

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 | |