

# BRUNTON

## RESIDENTIAL



**P**  
Mon - Sat  
7:30 - 9:30 am  
5 - 10 pm  
Permit holders  
only

**HOLLY AVENUE, JESMOND, NE2**

**Offers Over £525,000**



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Well Presented & Extended Victorian Terraced Home Boasting over 2,000 Sq ft of Internal Living Space with Two Great Reception Rooms plus a Wonderful Open Plan Kitchen/Dining & Family Space, Four Bedrooms Including a Full Width Principal Bedroom & Stylish Re-Fitted Family Bathroom & Delightful South Facing Rear Courtyard.

This excellent, Victorian terraced home was originally purchased by the current owner back in 2022 and has since undergone a complete transformation throughout. Located on Holly Avenue, which is a no through road, the property is placed just off from Osborne Road and Gowan Terrace, and is perfectly situated to provide direct access to everything central Jesmond has to offer, including its countless restaurants, cafes and amenities.

Also located just a short walk away is the beautiful Jesmond Dene, outstanding local schooling and Jesmond Metro Station providing excellent links into Newcastle City Centre, Newcastle's Central Station and throughout the region.



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The internal accommodation comprises: an entrance vestibule leading into a hallway with a WC and stairs ascending to the first floor. Elegant wooden flooring runs throughout the ground level, while charming paneled walls add character to the hallways of the home.

To the right of the hallway is a lounge featuring a front aspect bay window and a cosy fireplace. Further down the hall is a dining room, which also includes a fireplace and provides direct access to the kitchen.

The kitchen is well-equipped with a range of floor and wall units, marble countertops, and integrated appliances, offering a modern and functional space. The kitchen opens into a garden room, enhanced by skylights that bring in an abundance of natural light. Doors from the garden room lead out to the well-maintained rear garden.

The first-floor landing gives access to two generously sized bedrooms. The bedroom at the front of the property features a fireplace and front aspect windows. This floor also includes an impressive family bathroom, fully tiled with contemporary finishes. The bathroom features a stand-alone tub, a separate walk-in shower, and sleek, modern fittings.

The second-floor landing leads to two additional bedrooms and benefits from a convenient storage cupboard. This level is fully carpeted, adding to its warmth and comfort.

Externally, the property boasts an enclosed front garden with a walkway leading to the front door. The property also benefits from a lovely private rear courtyard garden, laid with gravel and bordered with plants.





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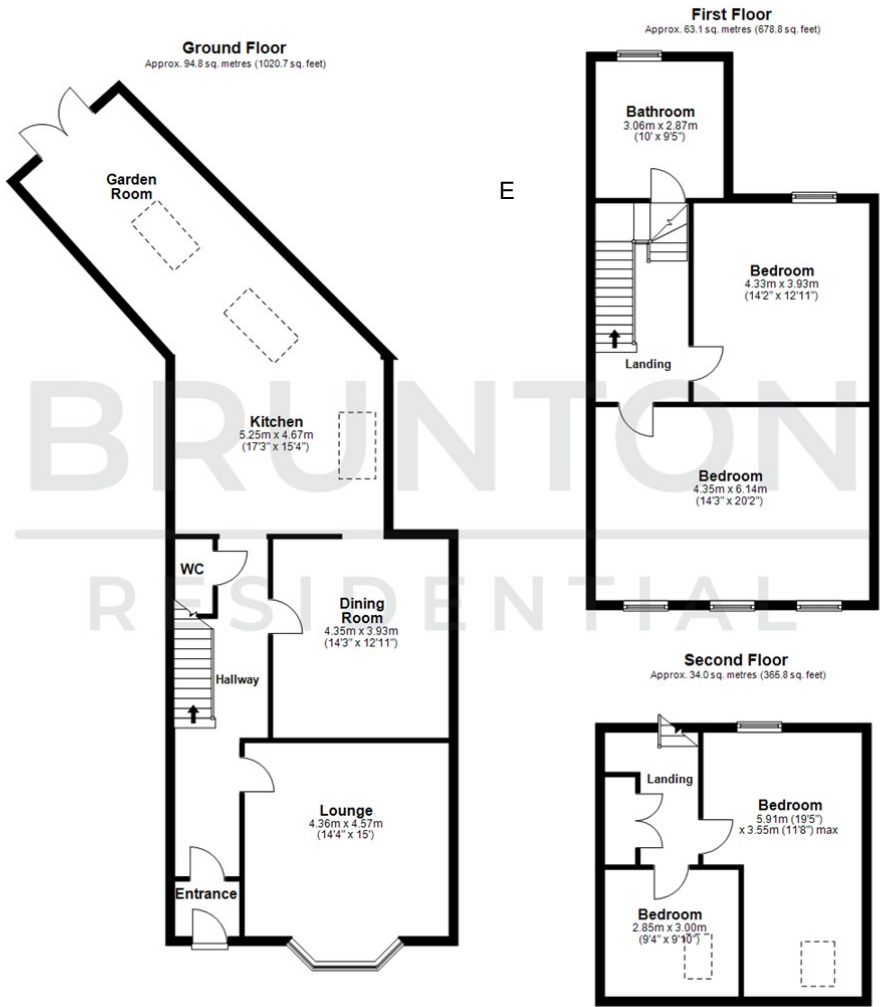
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : D



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