



21 Brandling Place South

Jesmond



SANDERSON
YOUNG





21 Brandling Place South Jesmond

21 Brandling Place South is an extremely tasteful and well presented, mid terraced house, with elegant and stylish accommodation on four levels. It has great convenience for access into the central hub of Jesmond, with Clayton Road and Acorn Road nearby and a cosmopolitan range of shopping and restaurants easily accessible.

The main access to the property is from Lambton Road, where there is a small pedestrian walk way leading to the entrance gate and to the fabulous south facing garden. The garden is a very prominent feature of the property with its tall mature trees and fabulous well stocked borders. There is also a number of very attractive sitting terraces and patios throughout, to enjoy alfresco dining throughout the summer months.

The entrance on the south side of the property is through a garden wall, which leads down a small number of steps into the double patio doors connecting to the kitchen. The principal entrance hall from the property is at the rear leading from a private parking bay, which is shared with your neighbour. The parking bay leads into the entrance courtyard at the rear with a useful log store and a door leading to the reception hall, which connects through to a utility room and a cloakroom wc.

Price Guide:
Guide Price £785,000

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The upper ground floor has a staircase leading down to the lower ground floor, where there is a fabulous living area/kitchen which divides easily across the front of the property into a sitting room, ideal for day to day family use with log burning fire set into a beautiful fireplace recess. The kitchen is at the opposite side of the room and is well equipped and fitted with a range of cream fronted cabinets with a Rangemaster cooker, and double patio doors overlooking the south facing gardens giving great natural light.

Returning to the main entrance hall, the staircase leads up a few steps to the upper ground floor which leads on in turn to the dining room, an elegant and tasteful room at the front of the house. To the opposite side, there is a drawing room, which is equally impressive, which has a beautiful window overlooking the south facing gardens and a superb fireplace with a marble surround and Georgian insert. The main staircase then leads up to the first floor of the house which from the ¾ landing connects to a family bathroom wc, which is all accommodated into the rear offshoot, that was built in a later stage.

The principal landing leads onto two good double bedrooms, both elegant and tasteful with super south facing views from the sash windows overlooking the gardens, both are very attractive rooms. The main stairs then lead into the second floor of the property, where there are two further south facing double bedrooms at the front and to the rear offshoot a bathroom and a shower room which are from the ¾ landing.

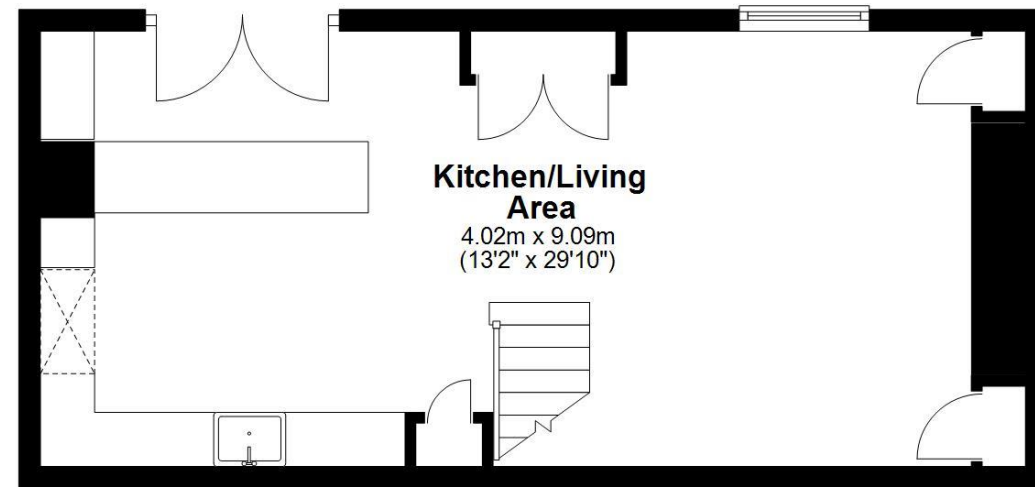


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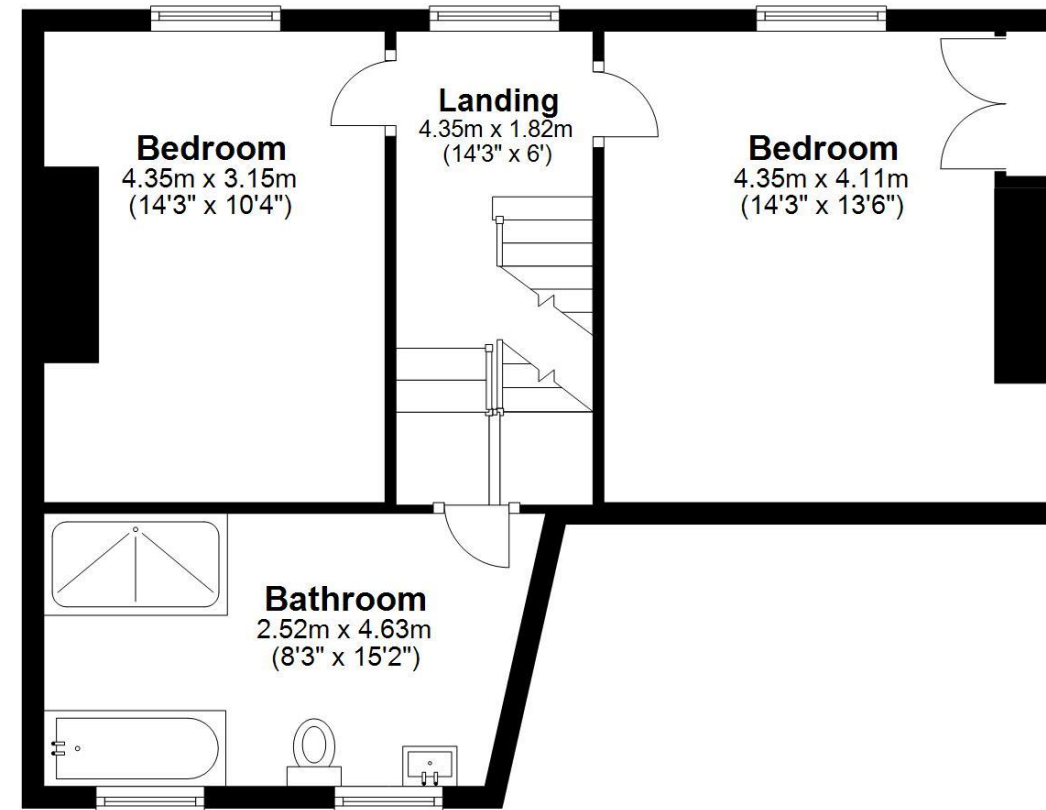




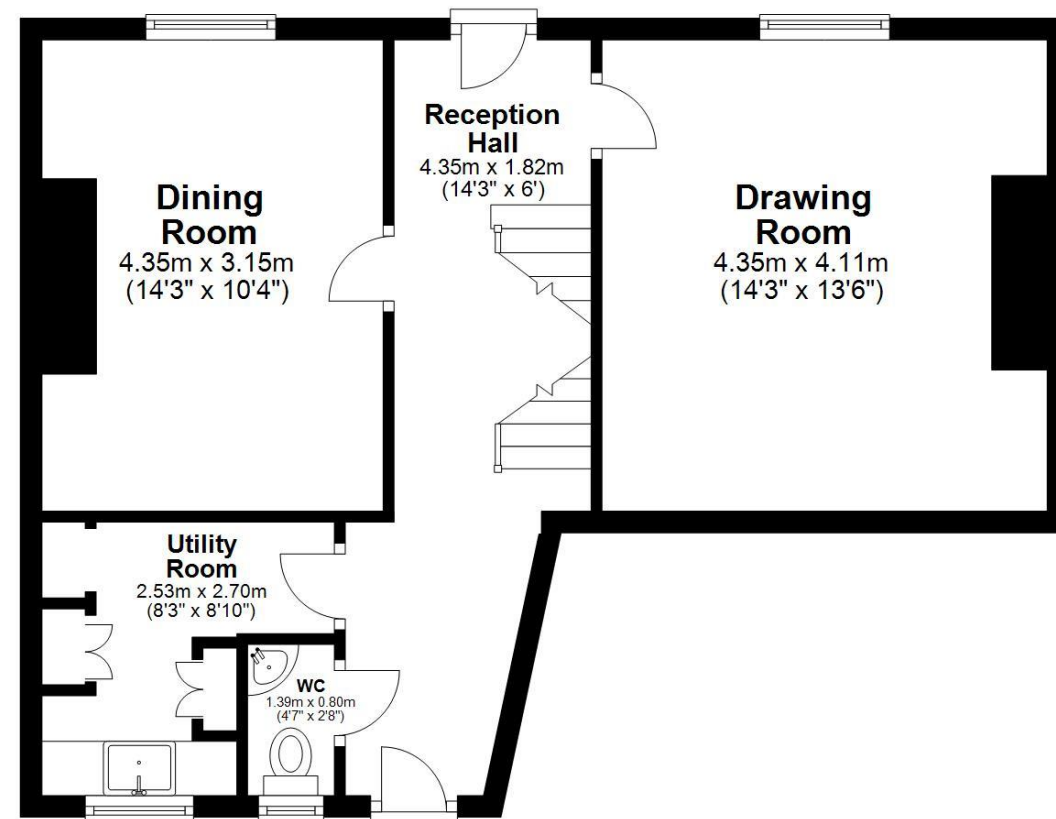
Lower Ground Floor
Approx. 36.5 sq. metres (393.3 sq. feet)



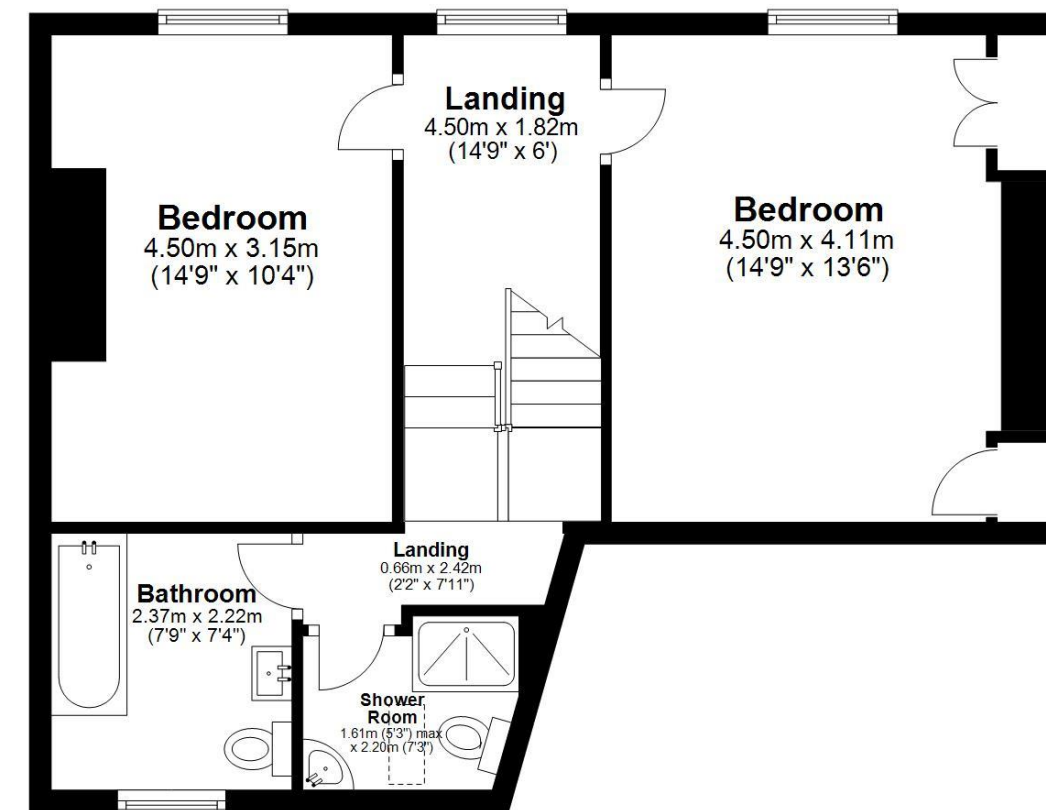
First Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Upper Ground Floor
Approx. 51.8 sq. metres (557.6 sq. feet)



Second Floor
Approx. 52.7 sq. metres (567.1 sq. feet)



Total area: approx. 192.8 sq. metres (2075.4 sq. feet)

Plan produced using PlanUp.

21 Brandling Place South, Jesmond

The property has gas central heating from the Vaillant boiler, which was installed in recent years and is well maintained and manages. The sash windows in the front elevation have been rehung and refurbished to a good standard and provide very attractive views over the south facing gardens to give great natural light to the principal rooms.

The rear car parking bay is shared with the neighbour on a weekly basis and the house has the benefit of permit parking in three locations close by, which is particularly attractive giving a variety of options to park.

The front of the house is used on a day to day basis for daily access since it gives immediate access into the nearby bowling green, the park and the magnificent Exhibition Park as well as the Wylam Brewery and café. It is also very convenient for immediate access to the metro nearby in Jesmond and the walkways and cycle paths connecting into the city centre, as well as the university and the hospitals. A very attractive and tasteful property for which we strongly recommend viewing at an early stage to avoid disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D



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