



8 Glastonbury Grove

Jesmond



SANDERSON
YOUNG





8 Glastonbury Grove Jesmond

Situated on this prestigious street adjacent to Jesmond Dene, is this outstanding characterful detached family home, offering extensive and versatile accommodation ideal for contemporary living.

Located on a delightful third of an acre plot and within the sought after Jesmond Dene Conversation Area, this charming 1950s property has been sympathetically modernised and architecturally redesigned to a high specification retaining many original features. The superb gardens and grounds offer beautiful landscaping, vast lawned areas, and excellent privacy with its mature hedges, tree and conifer borders. Externally to the front, a mature holly hedge offers privacy beyond a well-stocked raised garden. A fully block paved granite driveway offers ample parking for multiple vehicles.

Leading from the driveway, the property is accessed by the front porch, where bespoke solid oak doors lead into the reception hallway with Junckers solid Scandinavian oak wood flooring and original Lincrusta panelling to the walls. To the left of the hallway is the family room and is decorated in the retained Lincrusta.

The living room is situated to the right of the property, featuring an impressive Italian Carrara marble fireplace, solid teak flooring running throughout and a pair of glazed French doors connecting through to the dining room. Large triple aspect windows and a bespoke rooflight allows light to fill the room, giving panoramic views of the garden. Pine wood flooring and a set of patio doors lead out onto an extensive paved patio terrace.

Price Guide:

Guide Price £1,495,000

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Directly accessed from the living room is the light filled drawing room, a result of the triple aspect windows and a pair of patio doors, which also allows a splendid view of the rear garden, opening onto the rear patio area. The floor is laid with solid American white oak flooring.

To the far end of the hallway access leads through to an impressive, remodelled kitchen creating a generous family entertaining space. There is a super dining area along with bespoke fitted cloak wardrobe and ample storage space. Italian marble flooring and the Porcelanosa wall tiles covers the entire open plan area.

The kitchen area offers extensive cabinetry set in hexagonal shape with granite worktops, a five burner Smeg gas hob and an extractor hood. Also included are a fitted double oven and dishwasher. The kitchen also features a large central island beneath a rooflight and there are also large triple aspect windows to mirror the dining room, to provide views of the garden. French doors from the kitchen open into the dining room.

Accessed through a glazed door from the kitchen is a large study room having been converted from the original integrated garage. Two Velux skylights placed into the high sloped ceiling allows light to fill the room. Pine wood laid to the floor and pine wood tongue and groove panelling covers the far wall and continues up to the ceiling. Also leading from the kitchen is a substantial utility room housing both washing and drying machines, as well as the boilers. Adjacent is a separate ground floor toilet room.



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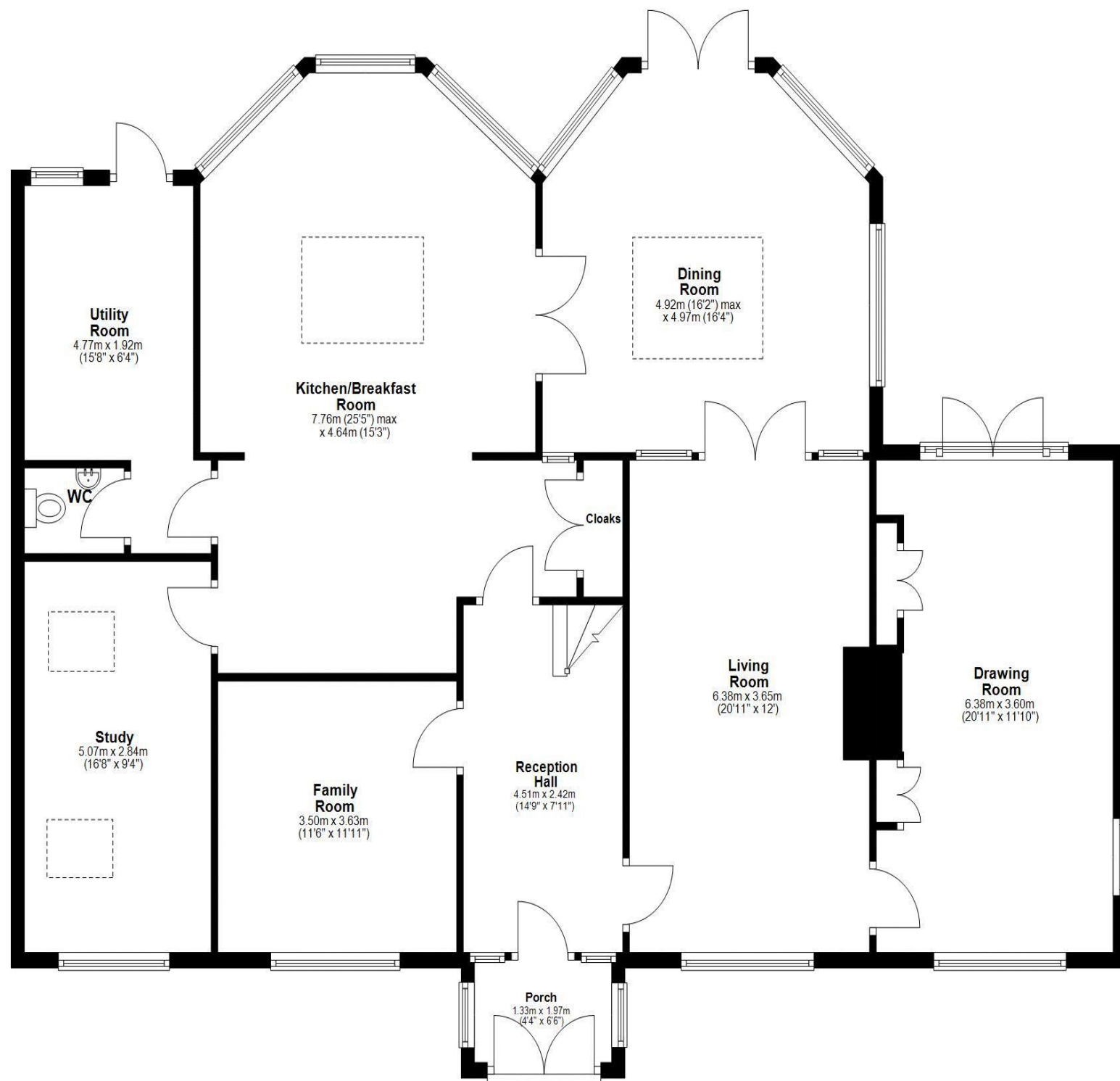






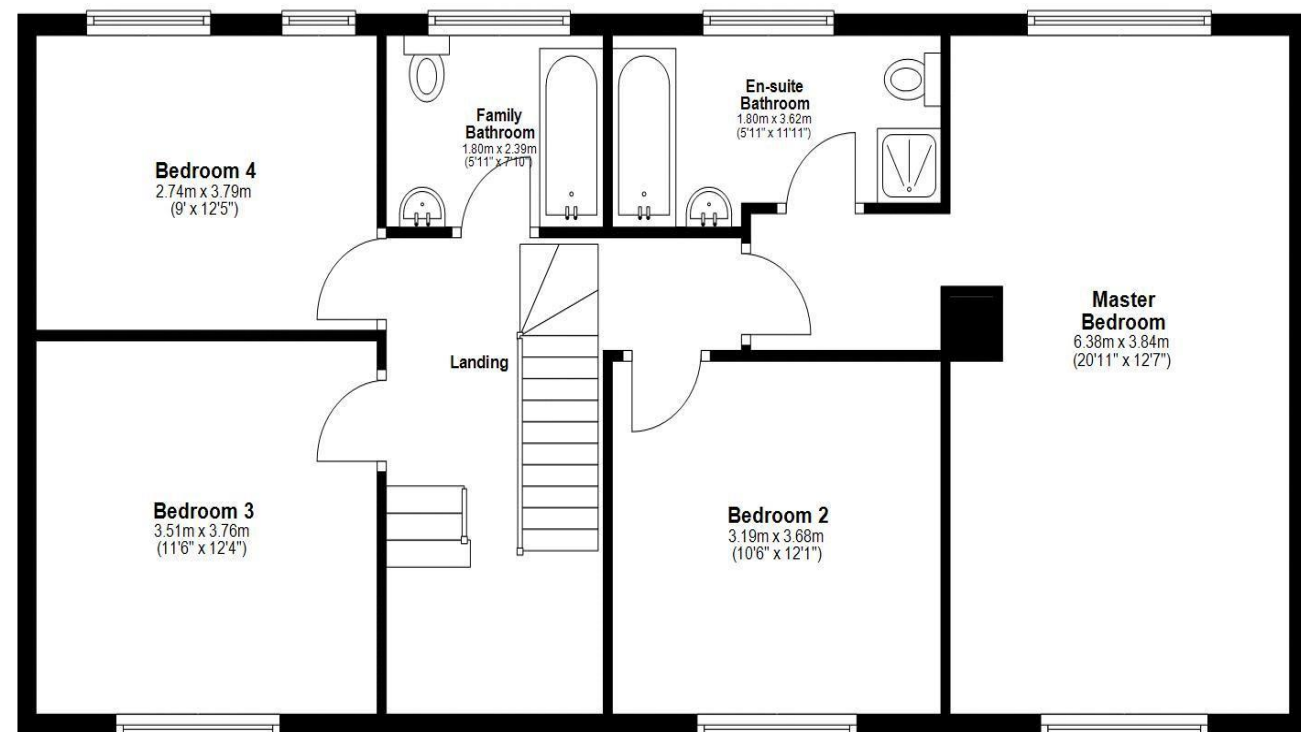
Ground Floor

Approx. 164.3 sq. metres (1768.3 sq. feet)



First Floor

Approx. 87.5 sq. metres (941.7 sq. feet)



Second Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



The stairs lead up to the first floor landing and onto four good sized double bedrooms. The master bedroom benefits from a fully equipped ensuite bathroom with stone tiling. The main family bathroom is well appointed featuring smart Bisazza mosaic tiles. The second floor loft space, currently used as storage, offers great potential for conversion to habitable space/rooms (subject to normal planning consents).

To the rear three sets of patio doors allow immediate access onto a paved patio terrace, ideal for alfresco dining in the warmer months. The lawned garden stretches towards the Dene, with well stocked borders and specimen trees giving plenty of privacy and could allow for some additional garden buildings.

This is an exceptionally rare opportunity to acquire a truly special family home for which early viewing on this prestigious and tranquil residential street in one of the most sought-after suburbs in Newcastle. Jesmond offers an excellent array of local shops, restaurants and amenities, as well as outstanding local schooling.

Excellent transport links are close by with road and metro links for easy access throughout the region.

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

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