



1 Polwarth Crescent

Brunton Park



SANDERSON
YOUNG



1 Polwarth Crescent Brunton Park, NE3 2EE

Located on this sought after street in Brunton Park, is this beautiful three bedroom semi detached family home, which has been fully refurbished both internally and externally to an extremely high standard. Positioned on a corner site, the property benefits from lovely gardens to the both the front, side and rear, with the rear and side garden having been opened up to create two lawned and patio seating areas, ideal for entertaining in the summer months. To the front, a new block paved driveway offers off street parking for one car.

Internally, the property has also been finished to an exceptional standard with new or restored flooring throughout, restored panelling and radiator covers, as well as restoration to the original fireplaces. At the rear, the property has been opened up to provide a fabulous open plan kitchen/diner with a new kitchen, fitted by Bulldog Kitchens. The garage has also been converted at the rear to create a large utility room and ground floor WC.

To the first floor, the bathroom has been replaced and bedroom two has a newly added high standard ensuite shower room. There is also clear potential for a loft conversion (subject to normal planning consents) to create an additional two bedrooms.

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Price Guide:

Offers Over £420,000





The accommodation comprises: Ground floor - Entrance porch with ceramic floor tiling | Reception hallway with staircase leading to the first floor and understairs store, as well as original stain glass windows | Lovely living room positioned to the front with marble feature fireplace and oak shutters added to the walk in bay window | Fabulous open plan kitchen/dining room with bespoke fitted kitchen with Caesarstone granite worktops, breakfast bar, large Belfast sink, double oven and a Bertazoni range gas cooker, as well as a bespoke coffee station. The dining room offers a restored original fireplace with brick insert and wooden French doors with a bespoke window seat | Utility room/WC, which was converted to the rear of the garage, with Caesarstone worktops and stacking washing machine and dryer.

First Floor - First floor landing with restored $\frac{3}{4}$ height wood panelling and original parquet flooring | Large principal bedroom with renovated fitted wardrobes and dressing tables, as well as walk in bay window with oak shutters | Bedroom two with a newly added ensuite shower room with three piece suite with porcelain tiles | Bedroom three with Farrow & Ball wallpaper, a bay window with oak shutters and bespoke fitted wardrobes | Fully refitted family bathroom with a large walk in shower, freestanding bath, new panelling to the walls and porcelain tiles.

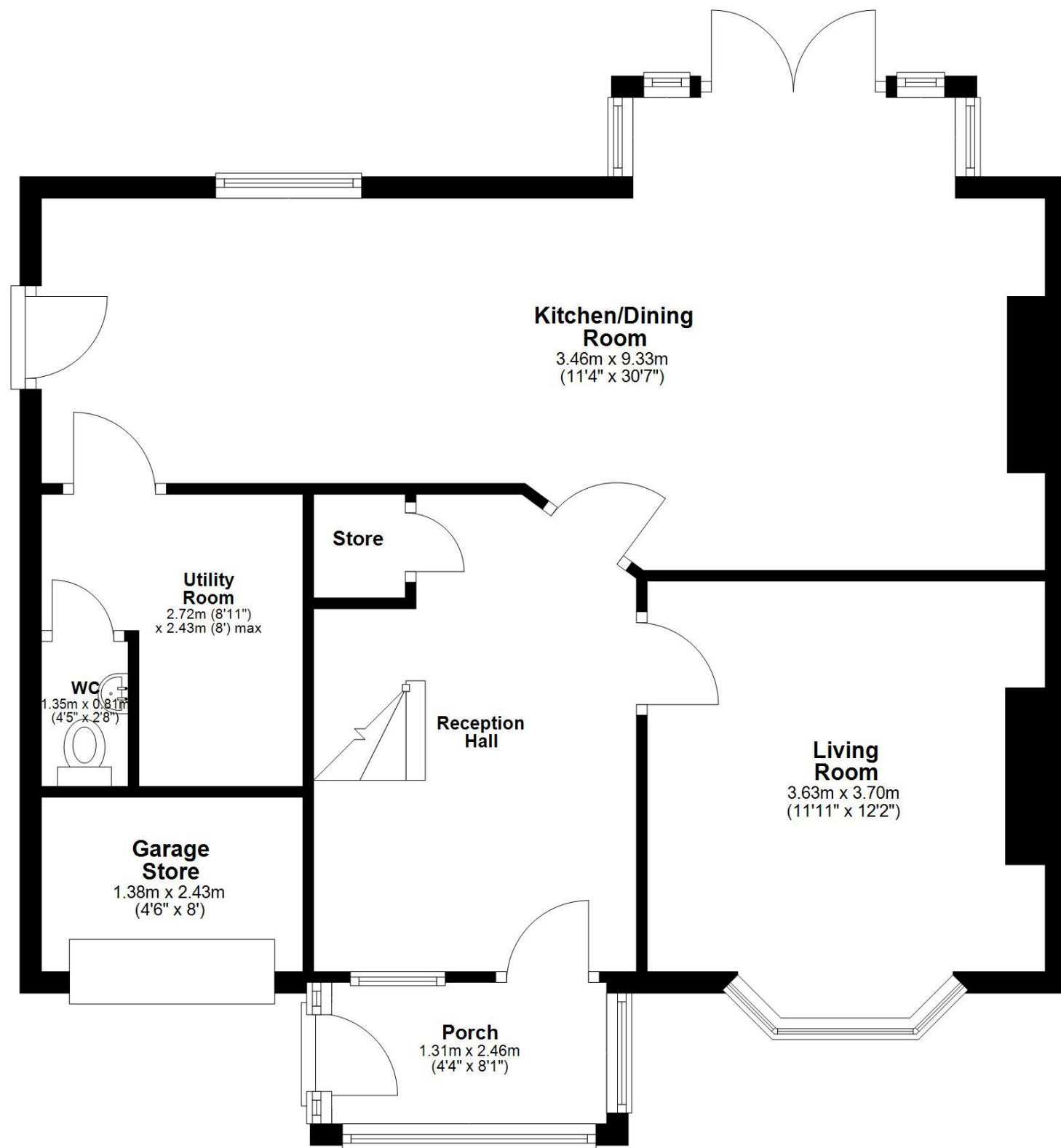
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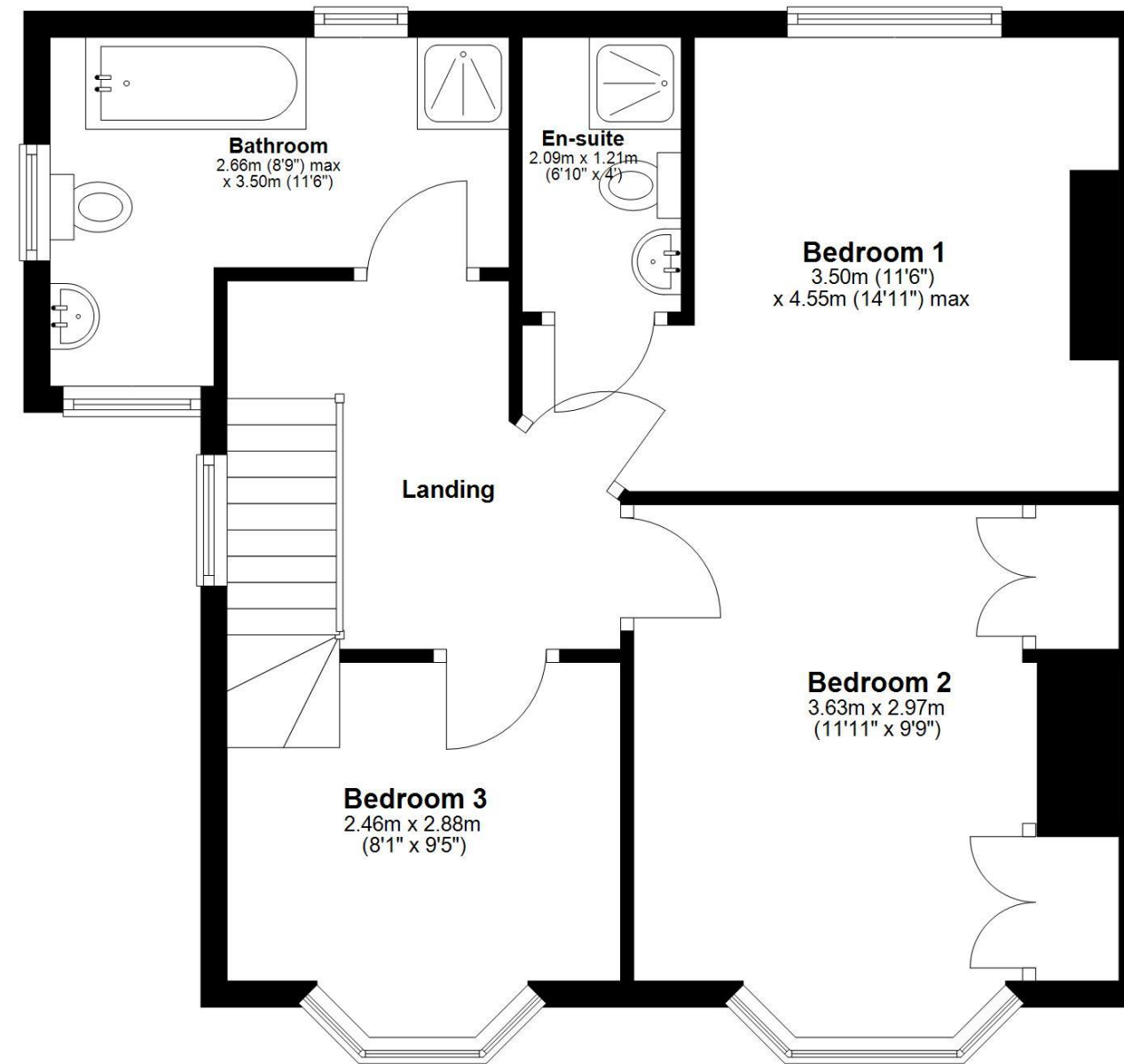
Ground Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)

Plan produced using PlanUp.



Externally – A newly replaced block paved driveway provides off street parking for one car | Front garden, which has been laid to lawn with a dedicated bin store | Integral garage store with new roller garage door | Lovely rear garden which has been opened up with a wall being knocked down to create a new lawned area to the front and side, as well as two separate patio areas. There has also been new fences and gate added, as well as outdoor lights.

This exceptional property is ideally positioned for access to the local shops and amenities of Brunton Park, as well as being close by to Gosforth High Street for outstanding private and public schooling and further amenities. Excellent road links are also close by for easy access into Newcastle City Centre, as well as to the A1 for travelling throughout the region.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure Freehold | Council Tax; Band D | Energy Performance Certificate; Rating D

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