



3 Carlton Terrace

Jesmond





3 Carlton Terrace Jesmond, Newcastle upon Tyne NE2 4PD

A magnificent, five storey, mid terraced family home within this very fine terrace of John Dobson designed houses, offering great versatility and flexibility in its high quality, luxury accommodation.

This beautiful Georgian property boasts five double bedrooms, four bathrooms, two large reception rooms, a magnificent open plan kitchen/diner/living room, separate utility and a south facing courtyard garden.

To the rear of the house, adjacent to the courtyard, is a separate mews block with secure garaging for 2.5 cars with an electrically operated door. A versatile space located above the garage, which would lend itself to a variety of uses, is ideal as a self contained studio or as an office.

Carlton Terrace, which was designed by the renowned architect John Dobson, dates back to 1840 and is perfectly placed on the edge of Newcastle City Centre offering excellent access to wonderful shops, cafes and restaurants. The property is also situated within walking distance to outstanding independent schooling, the shops and cafes of Jesmond, the RVI and both Newcastle and Northumbria Universities.

Price Guide:
Offers Over £995,000

 5  2  4  E









The internal accommodation comprises:

Lower Ground Floor: Substantial open plan kitchen/diner/living room with glazed French doors leading onto the rear courtyard garden | The kitchen is extremely well equipped with modern cabinetry/worktops, central island and integrated appliances throughout | Downstairs WC | Separate utility room

Upper Ground Floor: Generous sitting room with bay window, feature gas fireplace and beautiful coving and ceiling rose
Family room to the rear, also with feature gas fireplace and sash window

First Floor: Beautiful full width bedroom with triple sash windows and feature fireplace | Further large double bedroom
Family bathroom/WC

Second Floor: Two further generous double bedrooms, both benefitting from contemporary ensuite bathrooms

Third Floor: Guest bedroom suite with ensuite shower and useful storage

Mews House: 2.5 car garage with electrically operated door
Above the garage is a versatile children's bedroom or studio/study, offering a Juliet balcony and ensuite shower room/wc



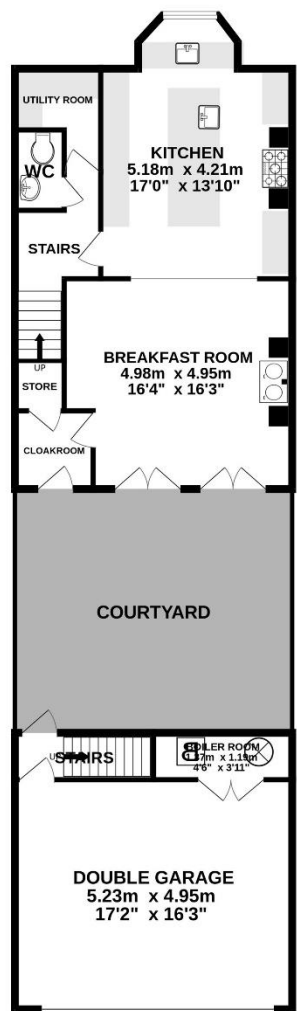
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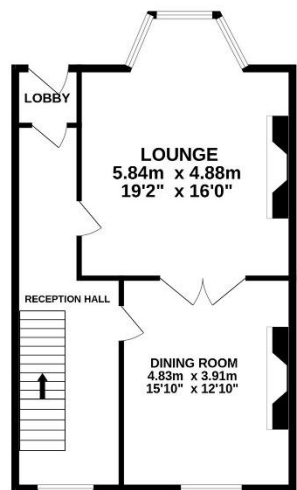




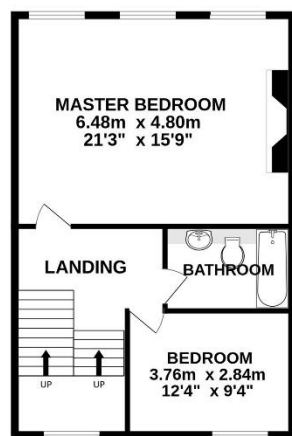
LOWER GROUND FLOOR
103.9 sq.m. (1119 sq.ft.) approx.



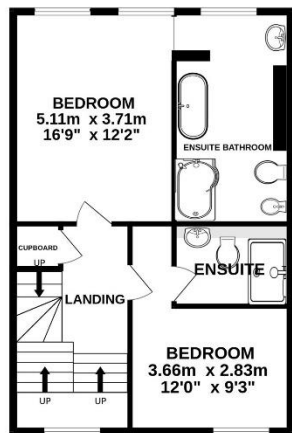
GROUND FLOOR
62.0 sq.m. (667 sq.ft.) approx.



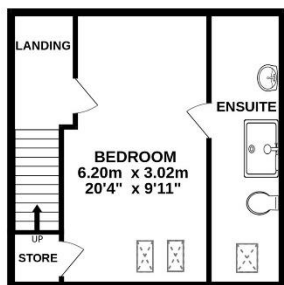
1ST FLOOR
60.5 sq.m. (652 sq.ft.) approx.



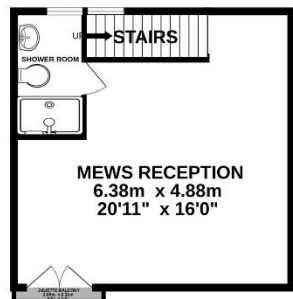
2ND FLOOR
60.9 sq.m. (655 sq.ft.) approx.



3RD FLOOR
39.3 sq.m. (423 sq.ft.) approx.



MEWS OVER GARAGE
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 367.2 sq.m. (3953 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mews House: 2.5 car garage with electrically operated door
Above the garage is a versatile children's bedroom or studio/study, offering a Juliet balcony and ensuite shower room/wc

Externally: Permit on-street parking for residents and guests 2.5 car garage to the rear | Front town garden with shrub borders and wrought iron gates and railings | Impressive south facing rear courtyard garden

Beautifully presented throughout, and offered to the market with No Onward Chain, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer!

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax: Band G | EPC Rating: E



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rare!
From Sanderson Young