



1 Cherryburn Gardens

Fenham



SANDERSON
YOUNG





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Fenham, NE4 9UQ

Stylish Edwardian Family Home which is Ideally Located on one of Fenham’s Most Desirable Residential Terraces Boasting Two Reception Rooms, Kitchen/Diner, Utility Room, Four Bedrooms, Family Bathroom, Front Garden and Private Rear Courtyard with Parking.

Cherryburn Gardens, which is perfectly situated close to Newcastle City Centre, is well placed to provide access to lovely surrounding greenery including the local gardens of St Basil and St James Church, the Newcastle hospitals and is also only a short walk from one of the region’s finest independent schools. Well-presented throughout, the house manages to retain many fine features associated with the period and mixes old and new with excellence.

Price Guide:
Offers Over £350,000

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Boasting over 1,700 sq ft of internal living space, the accommodation briefly comprises : Entrance porch | Entrance hall with stairs leading to the first floor | Lounge with original recessed fireplace and door leading to the front garden | Dining room/reception room two with stripped floors, period fireplace and study area to alcove | Kitchen/diner with stylish modern units, breakfast bar and range cooker | Utility room with door to the rear courtyard and cloakroom/WC to the ground floor.

The stairs then lead up to the first floor which boasts four bedrooms | Master double bedroom with en-suite shower room/wc | Bedroom two is another comfortable double with fireplace and south facing walk-in bay window | Third double bedroom with period fireplace | Bedroom four is a single bedroom and is currently laid out as a study | Stylish refitted bathroom with four-piece suite.

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Floorplan to be included



Externally, the property enjoys a generous yard which is placed to the rear, with up and over garage door and small garden to the front, with artificial lawn, decked patio and high-hedged boundaries.

This stunning property is beautifully presented throughout, with beautiful period features and stylish interior decoration. Early viewing is highly recommended.

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

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