



3 Kingswood Avenue

High West Jesmond



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Spectacular Edwardian Terraced Home Boasting Three Bedrooms, Beautiful Refurbished Family Bathroom, Two Impressive Reception Rooms, Stunning Kitchen/Diner & Relandscaped Rear Yard!

This superb mid terraced property manages to mix modern detail and period charm effortlessly and is perfectly placed on the desirable Kingswood Avenue, High West Jesmond. Tucked just off from Moorfield and Lodore Road, Kingswood Avenue is ideally placed equidistant from the café culture of central Jesmond and the shops, amenities and transport links of Gosforth High Street. The property is also placed close to outstanding local schooling, Jesmond Dene and Ilford Road Metro Station providing excellent links throughout the region.

The property was purchased by the current owner in 2017 and has since undergone a full transformation and now offers one of the finest terraced homes within its direct locality.

Price Guide:

Offers Over £450,000

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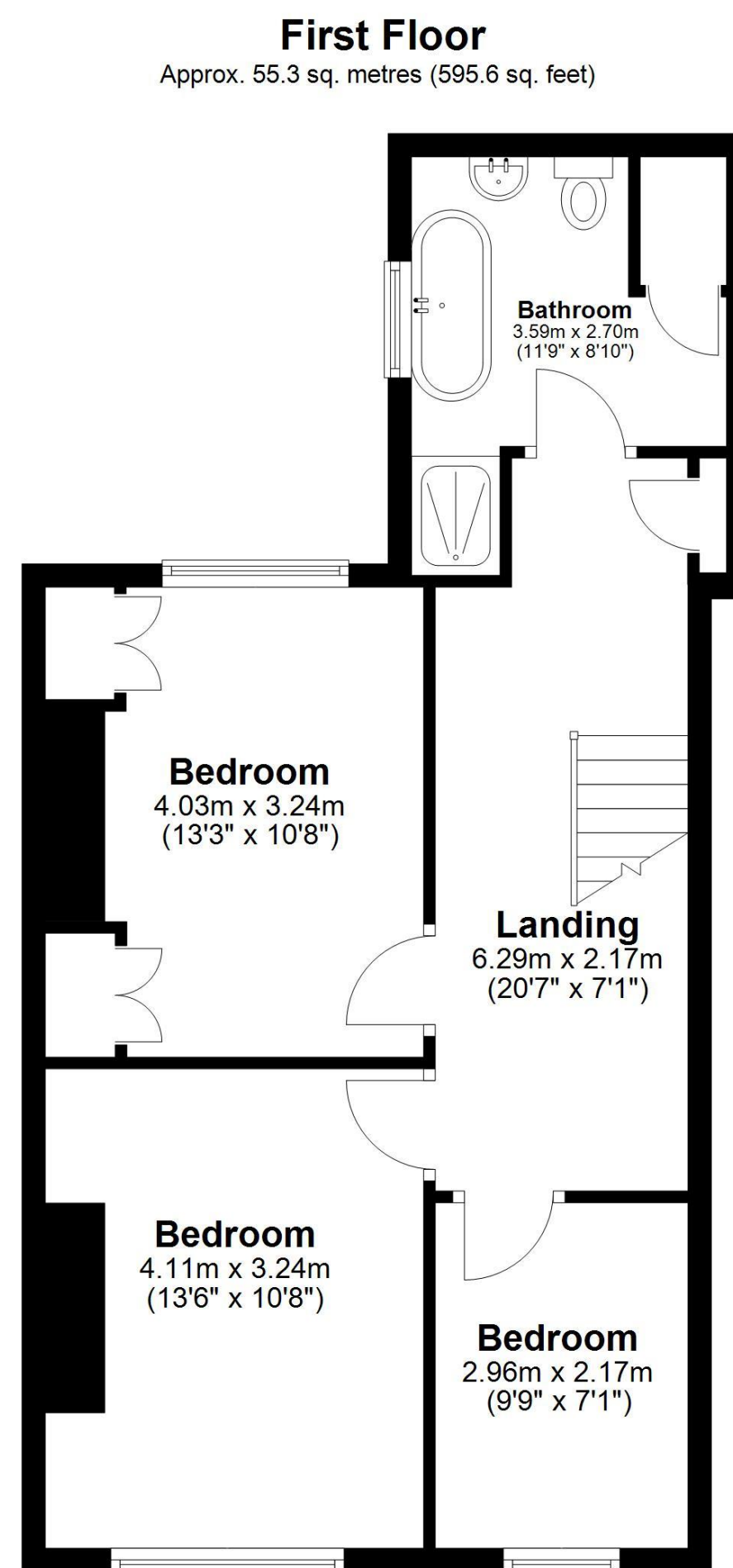
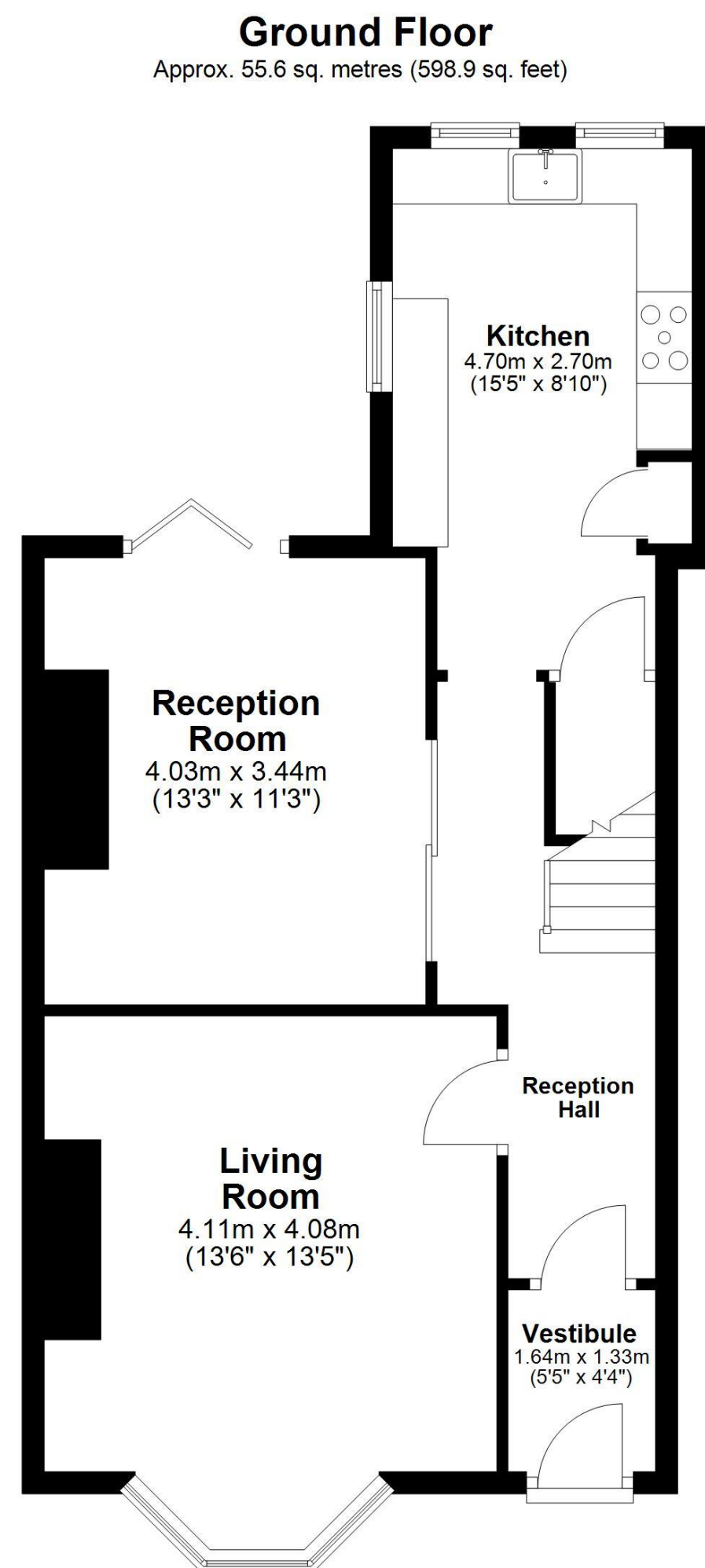
The internal accommodation comprises: Entrance vestibule with feature tiled flooring | Main hallway with staircase leading to the first floor and solid wood flooring | Front living room offering bespoke alcove storage, feature gas fireplace, bay window and beautiful ceiling coving | Second reception room with feature barn doors, glazed bifold doors onto the rear yard and log burning stove | To the rear is an impeccable kitchen/diner which offers a range of integrated appliances throughout, modern cabinetry/worktops and breakfast bar.

The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom offers a large double bedroom with fitted wardrobes | Bedroom two is a further large double room | Bedroom three is a smaller single/nursery | The family bathroom is situated to the rear and enjoys a fantastic four piece suite.

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Total area: approx. 111.0 sq. metres (1194.5 sq. feet)
3 Kingswood Avenue, -



Externally, the property offers on street parking as well as a front town garden | To the rear is a relandscaped westerly backing courtyard which enjoys all the afternoon and evening sun.

Immaculately presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent period family home simply demands an early inspection and viewings are strongly advised.

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



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SANDERSON
YOUNG

