



# 24 Brandling Park

Jesmond







## 24 Brandling Park, Jesmond, Newcastle upon Tyne NE2 4RR

This fine, four storey, mid-terraced period family home is located in the very popular Brandling Village Conservation Area of Jesmond, perfectly placed within walking distance of some of the region's finest independent schools, the cafés and shops of Clayton Road, Exhibition Park and indeed Newcastle City Centre itself. The property has many lovely original features and has been considerably improved and refurbished by the current owners, including a completely new roof, complete rewiring, and underfloor heating in most rooms, and enjoys a magnificent, professionally landscaped garden site.

The versatile accommodation comprises: Impressive panelled door leading through to the beautiful dining room/drawing room with a bay window giving a lovely aspect over the gardens to the front | Well appointed kitchen, fitted with an extensive arrangement of white fronted cabinets and built in appliances | Rear lobby and separate wc as well as access into the courtyard | Family/cinema room with French doors leading to the garden, an overhead projector TV and good storage space | Fabulous drawing room/bedroom, stretching across the width of the house, with bay window and super fireplace; this beautiful reception and entertaining area has views over the west facing garden and towards the park | Large double bedroom | Well appointed family bathroom/wc





Outstanding large principal bedroom with a concealed dressing area with fitted wardrobes and very impressive luxury en suite bathroom/wc with shower | Cantilever staircase leading to a further dressing room and storage area | Further double bedroom | Laundry room which could be converted into a bathroom if required

Externally, the magnificent, professionally landscaped front garden is west facing, very well planted and enjoys beautiful patio terrace areas, as well as steps leading down to, and providing access to, the lower ground floor level. To the rear of the house there is a whitewashed, enclosed courtyard, with an up and over garage door providing off street parking as well as a good amount of space for use as an outdoor terrace for al fresco dining.

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: TBC

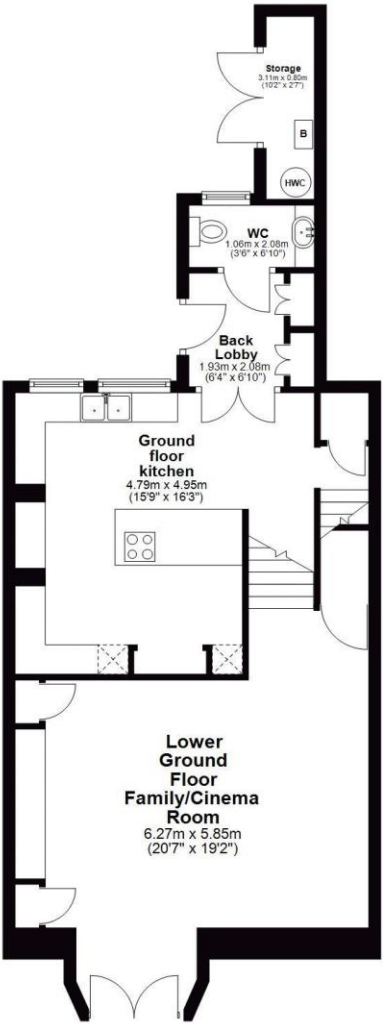
Price Guide: Guide Price £1,075,000



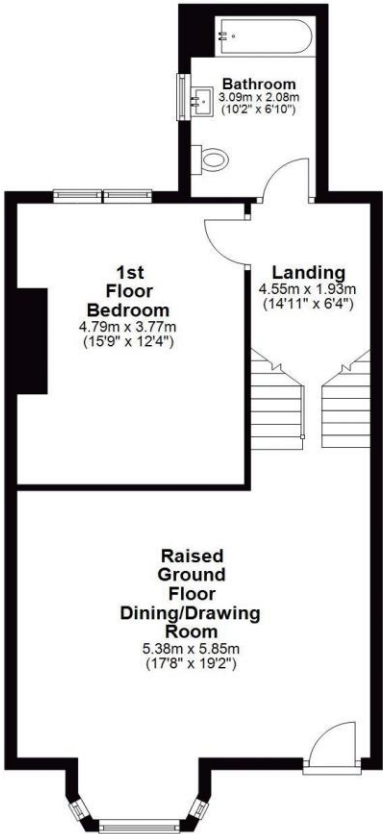




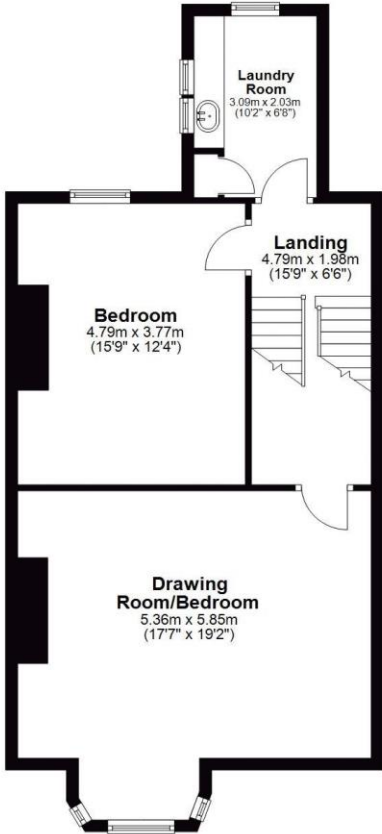
**Ground & Lower Ground Floor**  
 Approx. 66.4 sq. metres (714.5 sq. feet)



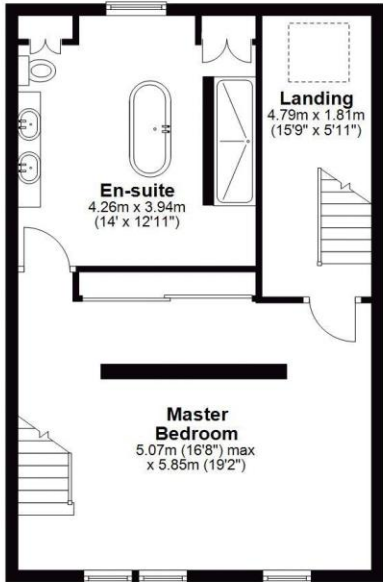
**Raised Ground Floor and 1st Floor**  
 Approx. 63.1 sq. metres (679.4 sq. feet)



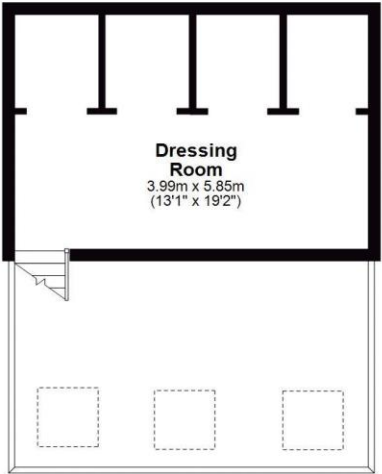
**Raised First Floor & Second Floor Bedroom**  
 Approx. 63.7 sq. metres (685.8 sq. feet)



**Master Bedroom Suite**  
 Approx. 55.2 sq. metres (594.3 sq. feet)



**Mezzanine**  
 Approx. 23.4 sq. metres (251.4 sq. feet)





# rare!

From Sanderson Young

Sanderson Young rare! Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[rare@sandersonyoung.co.uk](mailto:rare@sandersonyoung.co.uk)  
0191 223 3500