



9 Collingwood Terrace

Jesmond



9 Collingwood Terrace, Jesmond, Newcastle upon Tyne NE2 2JP

Impeccable & Well Extended Mid Terraced Property Boasting Five Bedrooms, Two Bathrooms, Two Reception Rooms, Stunning Open Plan Kitchen/Dining/Living Room & Attractive Front Town Garden!

Built in the mid 1800s by the renowned local architect, John Dobson, this immaculately presented period family home is ideally located on the beautiful Collingwood Terrace, Jesmond. Tucked just off Jesmond Dene Road, right in the heart of the Jesmond Dene Conservation Area, this Victorian property is only a stone's throw from the delightful Jesmond Dene. The property is located only a short walk from central Jesmond with its excellent choice of local facilities. The cafes and shops of The Cradlewell are also only a short walk away. The property offers direct access to excellent road transport links from The Cradlewell, providing easy access into Newcastle City Centre and towards the coast.

The existing vendors have meticulously upgraded, extended and renovated the property throughout to an outstanding standard, with well proportioned accommodation laid out over three spacious floors. Boasting in excess of 3546.2 sq ft, the internal accommodation comprises: Entrance vestibule with geometric Victorian tiling | Entrance hallway with original flooring and staircase leading to the first floor | Ground floor WC | Substantial front living room benefitting from bespoke alcove storage with inbuilt lighting, bay window, beautiful ornate corning and feature open fireplace | Second sitting room, again with bespoke alcove storage and feature fireplace with stove

Highly impressive open plan kitchen/diner/living room to the rear | The kitchen boasts a range of cabinetry/worktops, integrated appliances and large central island | Stone flagged floor with wet underfloor heating throughout | Utility space.





The staircase then leads up to the first floor landing and onto three double bedrooms | The principal bedroom is located to the front and runs the full width of the property, with impressive sash windows, tall ceiling and restored original flooring | Bedroom two is a further large double room Bedroom three offers a comfortable double with large dormer window | The family bathroom is accessed just off the landing and enjoys a modern contemporary four piece suite.

The staircase then continues up to the second floor and onto two further large double bedrooms, one of which offers a fantastic en suite shower room/wc with underfloor heating. The other spans the full width of the property with an excellent dormer window from which to enjoy the surrounding landscape.

Externally, the property is approached via wrought iron gates with hedged boundaries leading to an attractive south facing front garden | To the rear is a small courtyard providing access onto the leafy service lane planted with a range of shrubs and fruit trees. There is an abundance of private parking to the front of the house.

Impeccably presented both inside and out, early viewings are deemed essential to truly appreciate the size and quality of accommodation on offer at this wonderful home.

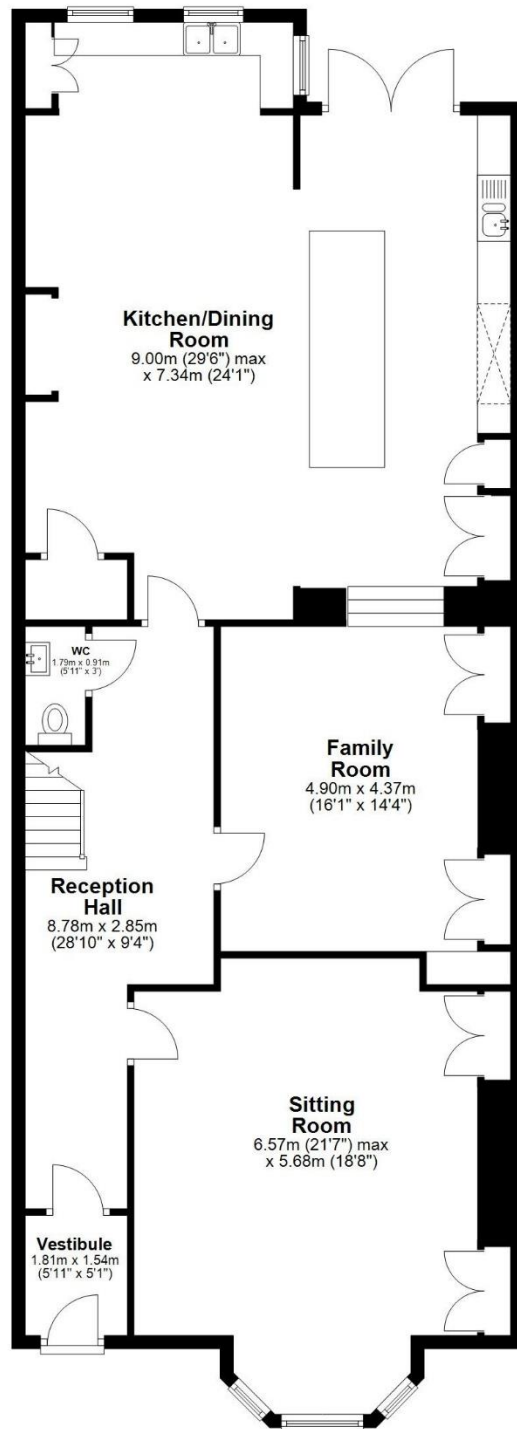
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | EPC Rating: TBC

Price Guide: Offers Over £975,000



Ground Floor

Approx. 143.1 sq. metres (1540.8 sq. feet)



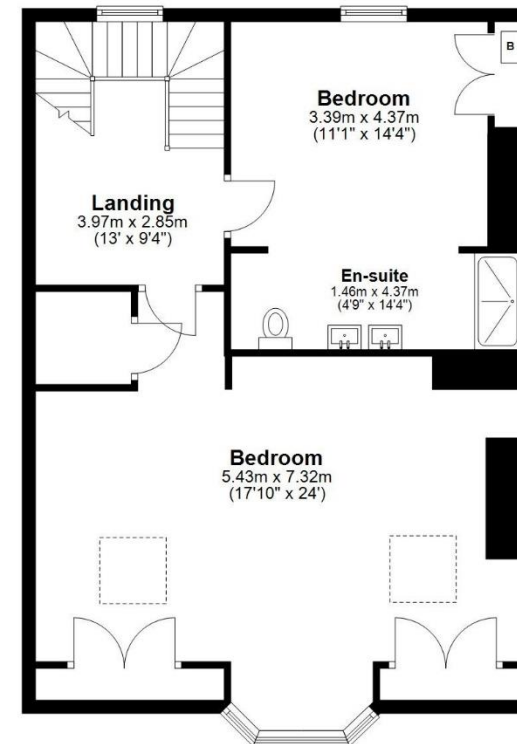
First Floor

Approx. 110.6 sq. metres (1190.7 sq. feet)



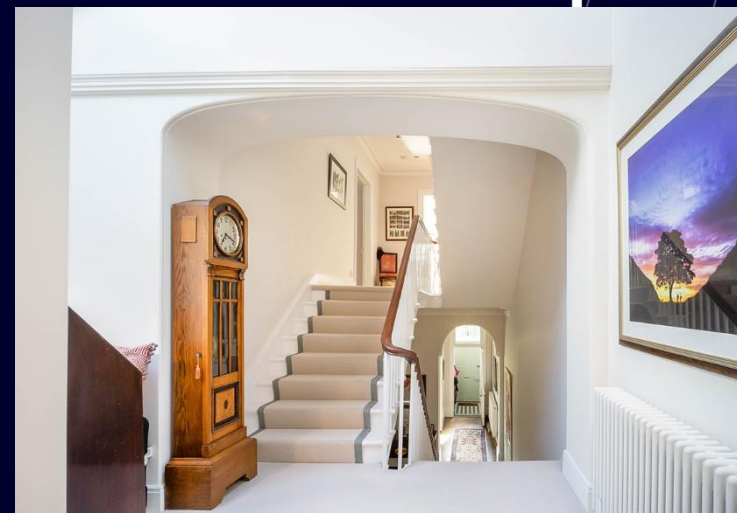
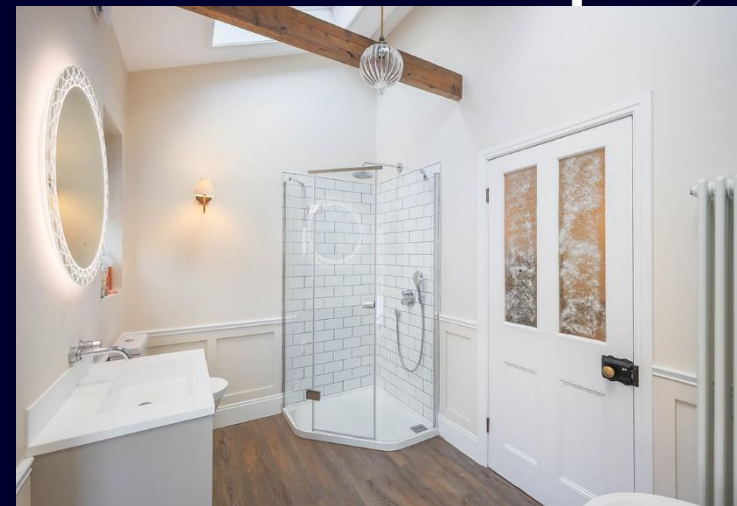
Second Floor

Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 329.5 sq. metres (3546.2 sq. feet)

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rare!

From Sanderson Young

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