



# 12 Sturdee Gardens

High West Jesmond



SANDERSON  
YOUNG





## 12 Sturdee Gardens High West Jesmond

Stylish & Extended Semi Detached Family Home, Boasting a Great Open Plan Kitchen, Dining and Family Space, Lovely Lounge, Ground Floor Study, Five Bedrooms, Family Bathroom plus Refitted Ground Floor Shower Room, Delightful Lawned Rear Gardens, Off Street Parking & No Onward Chain.

This excellent and extended five bedroom, semi detached family home, is ideally located on the desirable Sturdee Gardens, High West Jesmond. Located just off from Jesmond Dene Road, Sturdee Gardens is perfectly placed to provide easy access to outstanding local state and independent schooling, central Jesmond and Gosforth with their shops, cafes and restaurants, and also Ilford Road and South Gosforth Metro Stations which are both only a short walk away providing excellent transport links into Newcastle City Centre and throughout the region.

The property itself was purchased by the current owners back in 2022 and has since undergone a significant amount of work with a second floor extension added and the conversion of the garage and addition of the porch.

---

### Price Guide:

Offers Over £595,000

---

🏠 5 🛏 2 🚿 2 📺









The internal accommodation briefly comprises: Porch | Entrance hall with staircase leading to the first floor and understairs ground floor guest shower room with WC and utility cupboard | Lovely lounge with west facing walk in bay window, fireplace and bespoke storage to the alcoves | To the right hand side of the hallway is a great ground floor study space with bespoke fitted cabinetry including a desk and west facing window. This room could also be utilised as a snug/tv room should it be required.

To the rear of the ground floor is an impressive open plan kitchen/dining and family space which offers modern cabinetry with a central island and breakfast bar, range cooker, integrated appliances and French doors leading out onto the rear gardens | The dining area has been extended by the current owners and also leads to a children's tv area with fitted storage.

The stairs then lead up to the first floor and give access to a landing and onto four bedrooms, of which three are comfortable doubles | Bedroom one with west facing walk in bay window and fitted wardrobes | Bedroom two is located to the rear and also enjoys fitted wardrobes with views of the rear gardens | Bedroom three is located over the half landing and is another good sized bedroom with west facing window and store | Bedroom four/nursery | Family bathroom with four piece suite.



Mrs Beth Scott  
0191 213 0033  
[beth.scott@sandersonyoung.co.uk](mailto:beth.scott@sandersonyoung.co.uk)





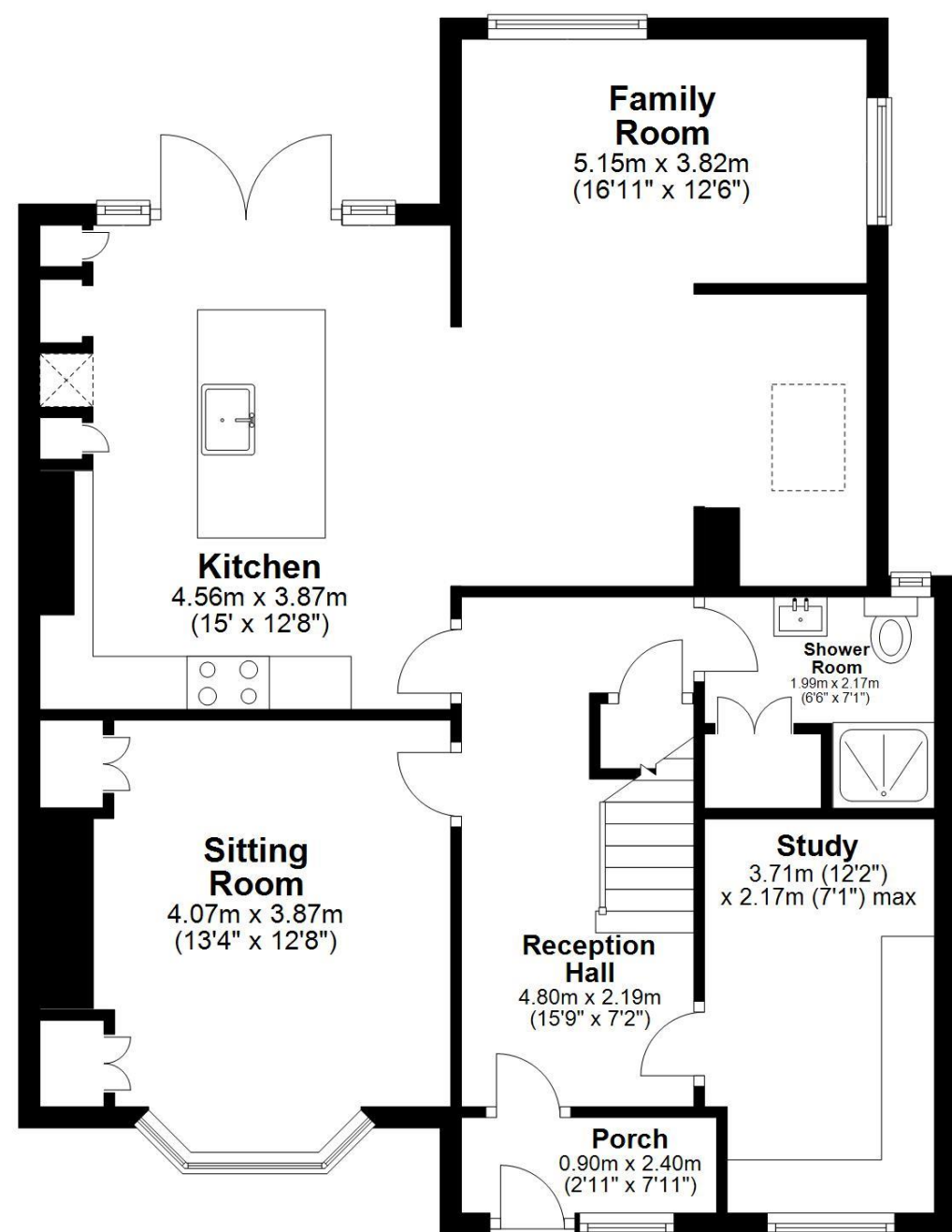






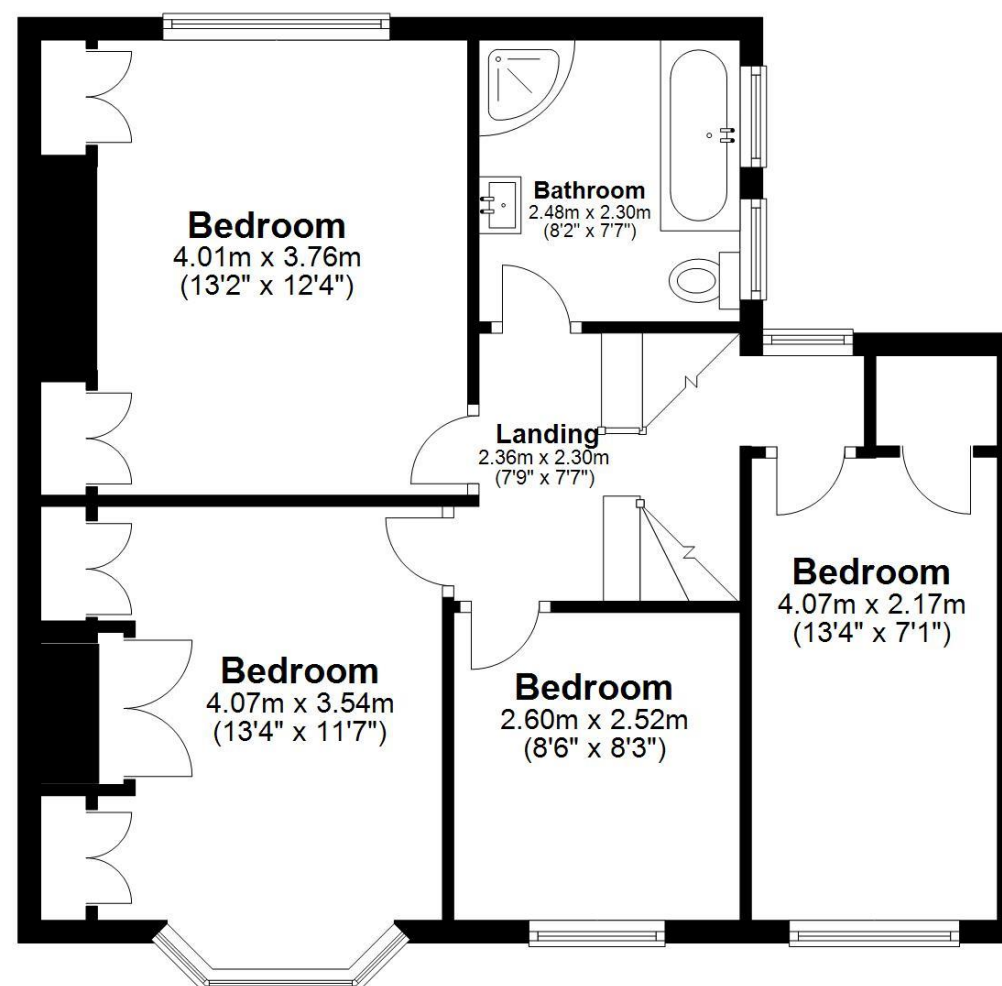
### Ground Floor

Approx. 76.6 sq. metres (824.5 sq. feet)



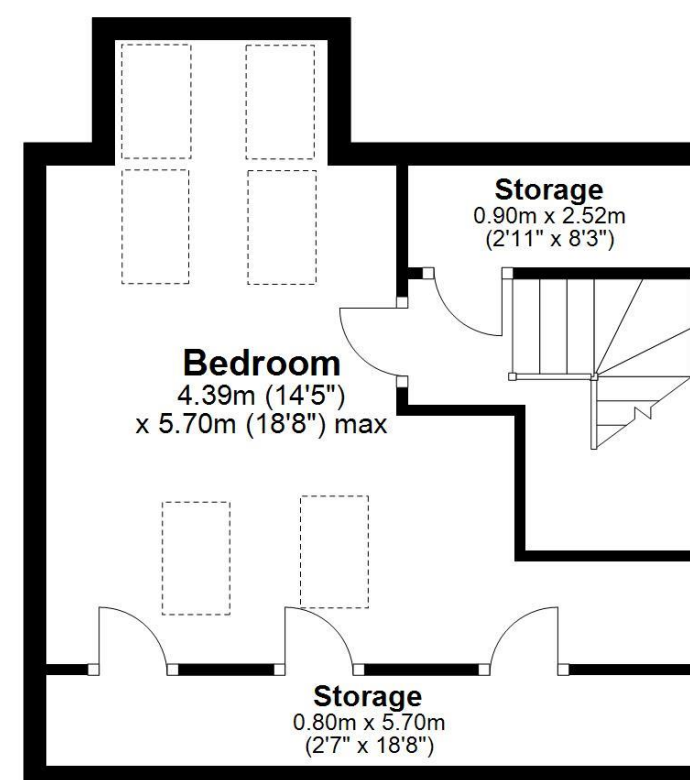
### First Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



### Second Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



Total area: approx. 162.7 sq. metres (1751.2 sq. feet)

Area includes Outbuildings  
Plan produced using PlanUp.

12 Sturdee Gardens, -

The stairs then continue to the recently extended second floor and gives access to bedroom five with two large Velux windows which both open to provide Juliette balconies with views over Jesmond Dene. This fifth bedroom is ideal as a guest suite but also for an older child and offers eaves storage.

Externally, the property benefits from a block paved off street parking space and with a well presented front garden | The delightful rear gardens have been landscaped and now offer a lovely lawned garden with fenced boundaries and paved seating area.

Immaculately presented throughout, with gas 'Combi' central heating and double glazed windows throughout, this superb and extended semi-detached family home is offered to the market with no onward chain and internal viewings are deemed essential.

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



# 12 Sturdee Gardens

High West Jesmond

