

# BRUNTON

RESIDENTIAL



**GLASTONBURY GROVE, JESMOND, NE2**

Offers Over £850,000



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Beautiful Semi-Detached Family Home Positioned on the Prestigious Glastonbury Grove in the Heart of the Jesmond Dene Conservation Area. Featuring Extensive Landscaped Mature Gardens, Two Reception Rooms, Kitchen/Breakfast Room, Private Driveway with Garage, and Exceptional Potential for Further Development.

This delightful family home is ideally located on the desirable Glastonbury Grove, Jesmond. Glastonbury Grove, which is tucked just off from Lindisfarne Road, is perfectly placed to provide easy access to everything central Jesmond has to offer, including its countless shops, cafes and restaurants.

The property is also situated close to excellent amenities, outstanding state and independent schooling with excellent transport links also available just a short walk away.

Offering spacious and versatile accommodation throughout, including a dual-aspect lounge, separate dining room with original parquet flooring, kitchen/breakfast room with adjoining utility and scullery, and four good bedrooms served by a well-appointed family bathroom. Additional highlights include a guest WC, integral garage, and beautiful original features throughout.







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The internal accommodation briefly comprises: Entry is via a central entrance hall with a return staircase leading to the first floor and a convenient ground floor guest WC. To the left, there is a spacious dual-aspect lounge with views over both the front and rear gardens. Double doors from the lounge lead through to a charming dining room, which retains its original parquet flooring and includes a rear-facing window overlooking the terrace and gardens.

A door from the dining room provides access into the kitchen/breakfast room, which is fitted with a classic 'Rayburn' range cooker. This space opens into a utility area and scullery, offering practical storage and workspace, as well as internal access to the integral garage and a rear door out to the garden.

To the first floor, the landing gives access to four well-proportioned bedrooms, three of which are generous doubles. A well-appointed family bathroom serves all bedrooms.

Externally, the property is set back slightly from the road and approached via a driveway alongside a neat front lawn with well stocked borders.

To the rear lies one of the home's most remarkable features – a stunning and extensive mature garden which extends towards the delightful Jesmond Dene Road, enjoying a peaceful aspect with views over Jesmond Dene itself. The rear gardens offer multiple patio seating areas framed by mature trees and again with well-stocked borders, delivering both beauty and privacy.

This exceptional outdoor space presents excellent potential for future extension or the creation of a garden studio or office (subject to necessary consents).

Priced to reflect some internal modernisation, this is a superb opportunity to secure a beautiful family home on one of Jesmond's most highly sought after residential locations and viewings are deemed essential.





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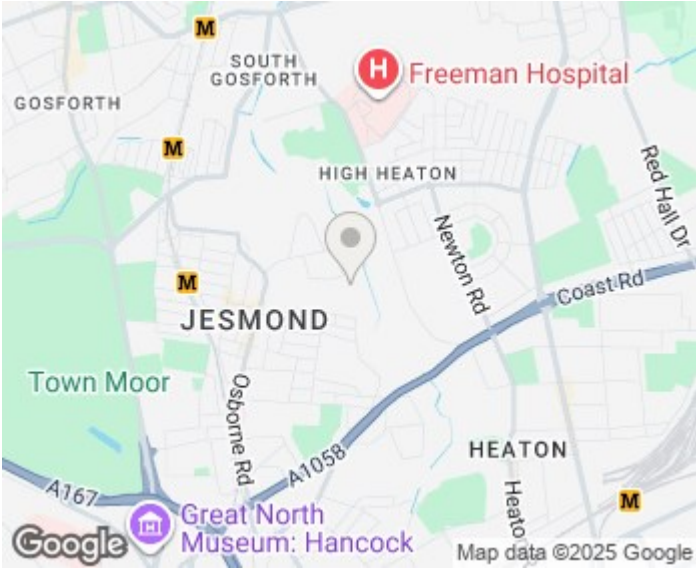
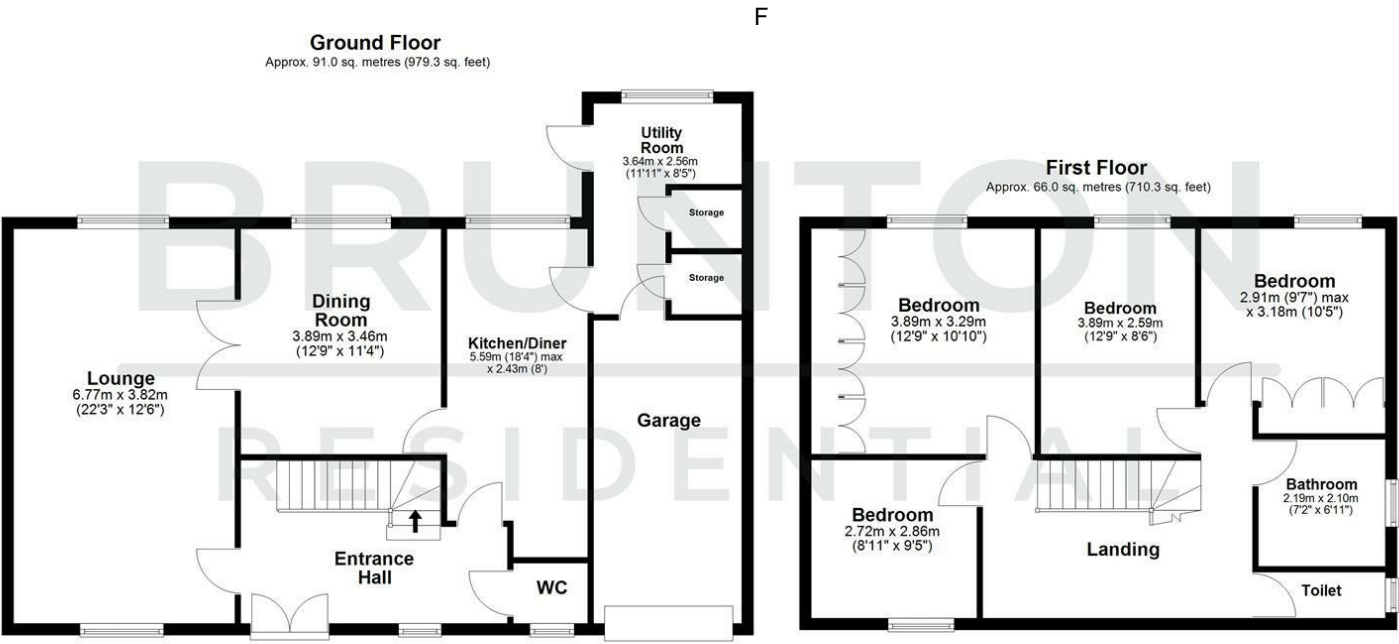
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING :



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---|---------|-----------|--|---------|-----------|
|   | Current | Potential |  | Current | Potential |
| Very energy efficient - lower running costs |         |           |  |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |  |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |