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GLASTONBURY GROVE, JESMOND, NE2

Offers Over £750,000

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Stylish & Well Presented Semi-Detached Family Home Located within the Heart of Jesmond Dene Conservation Area, Boasting Delightful & Extensive West Facing Lawned Rear Gardens, Wonderful Open Plan Living, Dining and Kitchen Space, Three Great Double Bedrooms, Contemporary Re-Fitted Family Bathroom, Excellent Shower Room with Off Street Parking for Two Vehicles & Garage!

This superb, semi-detached home is ideally positioned on the prestigious Glastonbury Grove, Jesmond. Glastonbury Grove, which is situated just off from Lindisfarne Road, is perfectly placed just a short walk from everything that central Jesmond has to offer, including its countless shops, cafes, restaurants and amenities.

The property is also located only a stones throw from the wonderful Jesmond Dene, providing access to beautiful scenic walks, as well as being placed close to outstanding state and independent local schooling.

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The internal accommodation comprises: Vestibule with tiled flooring through to entrance hall with ground floor guest cloakroom/WC and staircase leading to the first floor.

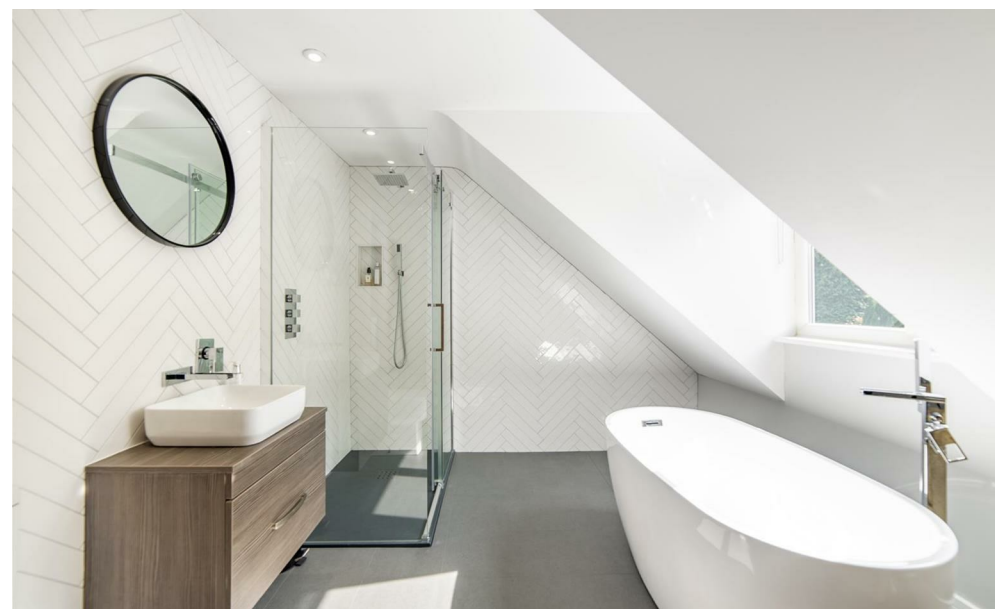
To the very rear of the ground floor is a wonderful, open plan, living/dining and kitchen space, with solid wood herringbone flooring and large bi-folding doors which open out onto the rear terrace and gardens. The kitchen dining area offers modern bespoke cabinetry with stone worktops, integrated appliances and central island with breakfast bar. The kitchen also provides a further door which connects back into the hallway.

The stairs then lead up to the first floor landing with study area and glass balustrades which in turn leads into two double bedrooms and an excellent shower room with four piece suite which is fully tiled with wet room style shower and his and hers sinks. Bedroom one is a great double bedroom which enjoys fitted wardrobes and a west facing window overlooking the private rear gardens. Bedroom two also enjoys a westerly aspect with plantation shutters and garden views.

The stairs then lead up to the extended second floor, which leads to a further fourth bedroom which enjoys dual aspect windows and is currently laid out as a nursery. The second floor also provides access to an excellent, re-fitted family bathroom (which was previously bedroom four) which offers a four piece suite, including a free standing bath and walk-in shower with herringbone tiled walls and again with views over the gardens.

Externally, the property offers a large block paved driveway, providing off street parking for two vehicles and access to the garage. There is also a small front garden with gated access to the rear gardens. The delightful, south west facing rear gardens are a main feature of this property and are extremely private. The rear gardens are laid mostly to lawn, with an abundance of well stocked borders, large timber decked entertaining area and fenced boundaries.

Immaculately presented both internally and externally, this superb semi-detached family home simply demands an early inspection and viewings are strongly advised.



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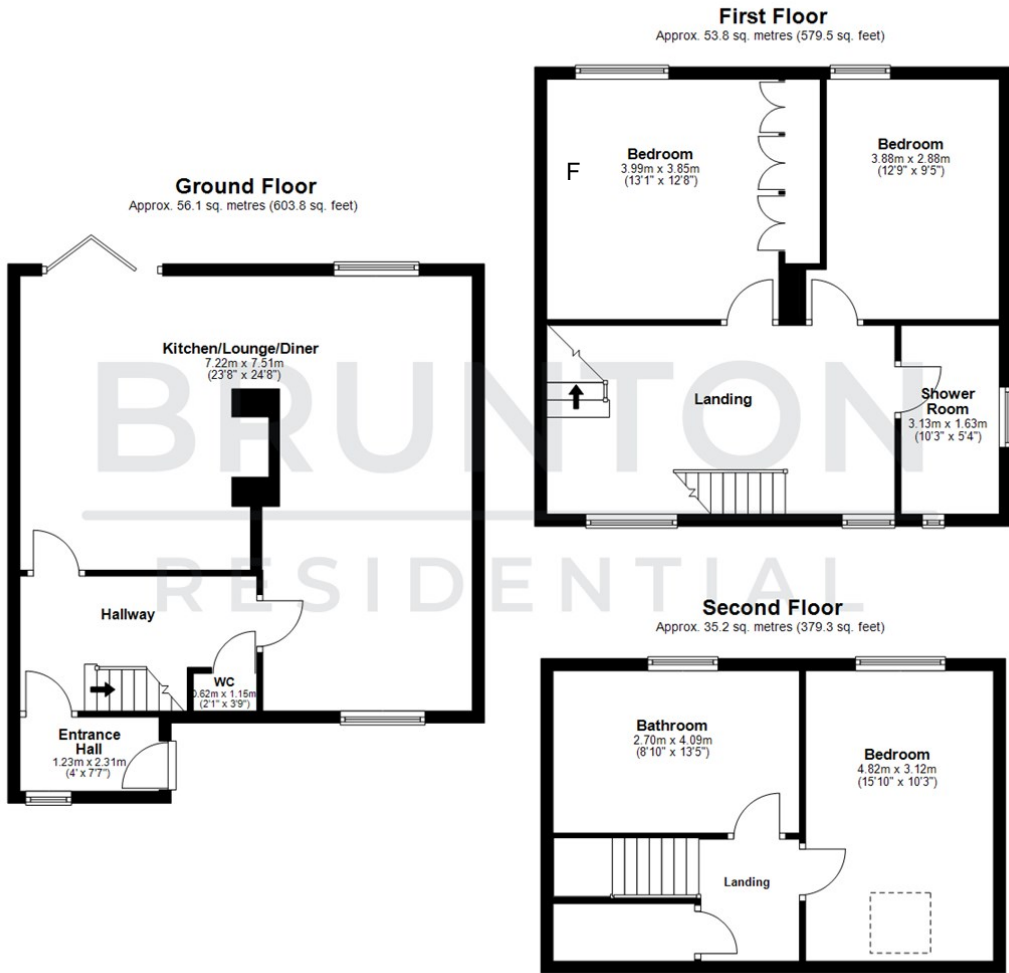
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TENURE : Freehold

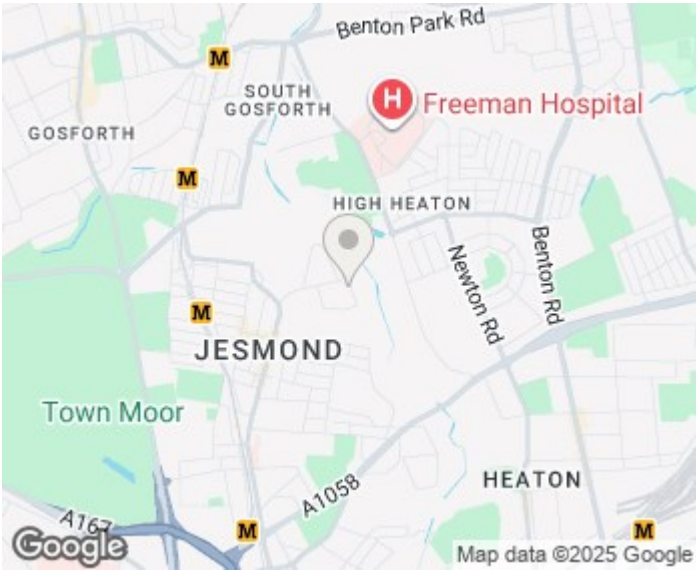
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	