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JESMOND PARK WEST, NE7

Offers Over £995,000

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Substantial Detached Residence Tucked Away at the Bottom of this Tree Lined Street in Jesmond Dene Conservation Area.

Boasting Close to 3,000 Sq ft and Situated on a Generous & Desirable Garden Plot within The Prestigious Jesmond Park West, with Delightful Front & Rear Lawned Gardens, Mature Trees and Well Stocked Borders Offering Privacy and Seclusion. Two Reception Rooms, Open Plan Kitchen/Diner, Garden Room, Three Double Bedrooms, En-Suite shower Room as well as a Further En-Suite & Ground Floor Bathroom, Off Street Parking for Numerous Vehicles & Double Integral Garage!

With potential to extend and develop, subject to obtaining relevant permissions, this excellent, and extensive detached home is perfectly positioned within the highly sought-after area of Jesmond Park West. While enjoying a tranquil private setting it is ideally placed close to the beautiful Jesmond Dene, Armstrong Bridge and remains conveniently placed just a short walk from the excellent shops, cafes and restaurants of Heaton and Central Jesmond. Easy transport links provide buses to The Coast and Newcastle City Centre and both universities. The property is walking distance to the Freeman Hospital, with outstanding local state and independent schooling also found nearby.

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The internal accommodation comprises: Central entrance hall with vaulted ceiling and stairs leading to the first floor. The hallway then gives access to the first of two reception rooms, this beautiful drawing room measures 21ft in length, and enjoys a large walk-in bay window with feature fireplace and French doors leading into the sunroom.

To the rear of the entrance hall, a door then leads into a great dining room/reception room with walk-in bay window and French doors leading out onto the rear terrace and gardens. A door from the dining room then leads into the open plan kitchen/dining space with marble work-surfaces, gas fired Aga and integrated appliances. To the rear of the kitchen/diner, double doors then give access to the extended garden room with feature fireplace, views over the rear gardens and French doors leading onto the terrace. A further door from the dining area leads into a utility/boot room with ground floor WC and door leading into the integral garage.

The ground floor accommodation is completed by a generous double bedroom with feature fireplace, fitted storage to the alcoves and large window overlooking the rear gardens. This bedroom is placed adjacent to the ground floor bathroom with three piece suite and cloaks area.

The stairs then lead up to the first floor landing with reading area, study space and French doors giving access to a private sun terrace/balcony with wrought iron railings. The landing then provides two good sized double bedroom suites. The principal suite enjoys a large south facing window with leafy outlook and also offers a walk-in wardrobe with fitted storage and access to a en-suite bathroom with 'Velux' window. The second bedroom offers an ensuite shower room, several fitted wardrobes and access to eaves storage with dormer window and views out over the rear gardens.

Externally, the property enjoys a delightful and mature garden with well stocked borders and paved patio seating areas. The mature planting and well-established gardens provide a sense of seclusion, with the rear gardens offering a delightful outdoor space, boasting a large lawn and attractive borders and pathways. To the very rear of the back garden is a wonderful secondary secret garden with pergola and several Acer trees. There is a useful alleyway with gated access up the side of the property providing access from the front to the rear gardens.



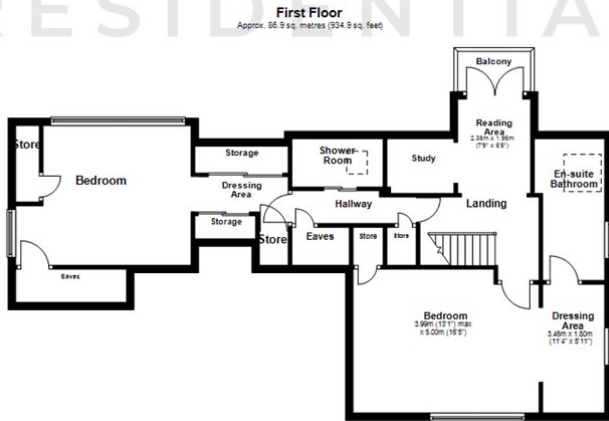
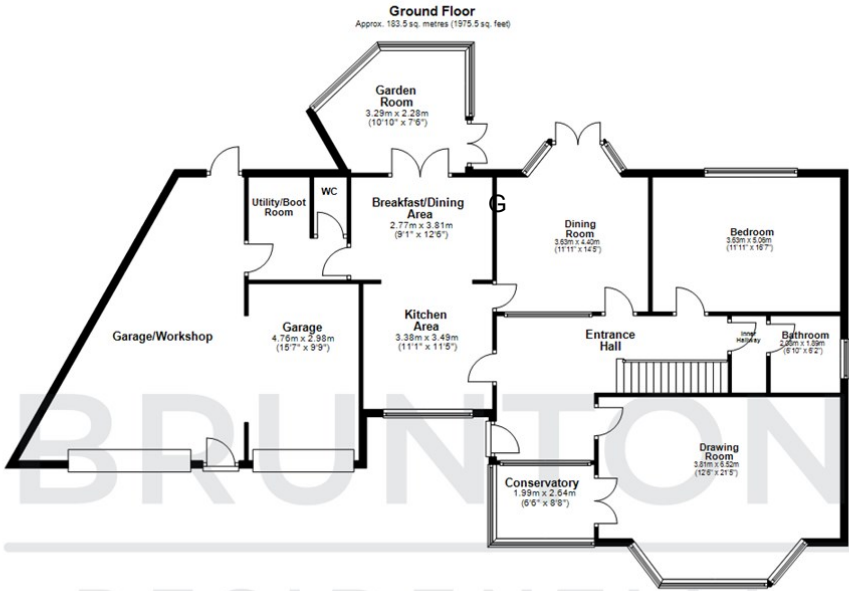
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TENURE : Freehold

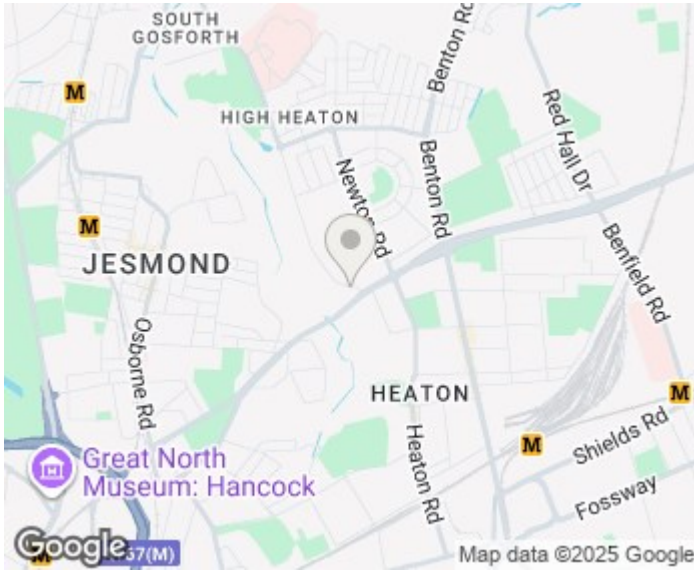
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING :



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	