



4



2



2

- 4 Bed Detached House
- Cloaks/WC
- Breakfasting Kitchen; Separate Utility Room
- Generous Family Gardens

- Pleasant Cul-de-Sac in Desirable Location
- Lounge with Fireplace & Bay
- Family Bathroom and En Suite Shower Room

- Scope for Some Updating
- Dining Room and Conservatory
- Garage

A rare opportunity to purchase a superbly proportioned 4 bedroomed detached family house, in a superb location, within a small and highly desirable cul-de-sac adjacent to Jesmond Dene. With scope for some updating, the successful purchaser will be able to create a fabulous family house, to their own taste and requirements. The Entrance Hall leads to the 27' Reception Hall, with deep coved ceiling, Delft rack and dado rail and a recess with wash basin next to the Cloakroom/WC with half tiled walls and low level wc. The focal point of the Lounge is a coal effect real flame gas fire within an attractive marble surround and there is a deep coved ceiling, wall lights and a bay to the rear. Glazed doors open to the Dining Room, with picture lights, deep coved ceiling and doors to the Conservatory, overlooking and with doors to the rear garden. The Breakfasting Kitchen is fitted with wall, base and display units, sink unit and a split level oven with 4 ring electric hob. There is a Utility Room with wall and base units, sink unit and plumbing for a washer. The Side Hall has a shelved pantry. Stairs lead from the reception hall to the First Floor Landing, with dado rail and access to the loft. Bedroom 1 is dual aspect with a bay to the rear and En Suite Shower/WC with low level wc. wash basin with storage under and mirror with light and a cabinet over, shower quadrant with mains shower and fully tiled walls. Bedroom 2 has a built in double wardrobe with storage cupboards over and is to the rear. Bedroom 3 is to the front and has built in double wardrobes with storage cupboards over, along with additional eaves storage. Bedroom 4 has a wash basin with storage under and a built in wardrobe/storage cupboard and is to the rear. The family Bathroom/WC has a low level wc, bidet, pedestal wash basin with mirror fronted cabinet over, panelled bath with screen and shower over and fully tiled walls and floor. The Garage is attached with folding doors and work bench. Externally, the Front Garden is lawned, with mature shrubs, path to the front door and driveway to the garage. The large south/east facing Rear Garden is ideal for family use with a terrace with steps down to the lawn. There is a patio area with plants and shrubs to the borders, vegetable beds, greenhouse and shed. There is also a lean-to store to the side. Loweswood Close is quietly situated, yet ideally placed for access to Jesmond Dene as well as schools and other amenities. There is easy access to the A1058 Coast Road, with excellent road and public transport links into the city and to the coast.





Energy Performance: Current D Potential C

Council Tax Band: F

Distance to Jesmond Dene: 0.5 miles

Distance to Jesmond Park Academy: 0.5 miles

Distance to Supermarket: 0.8 miles

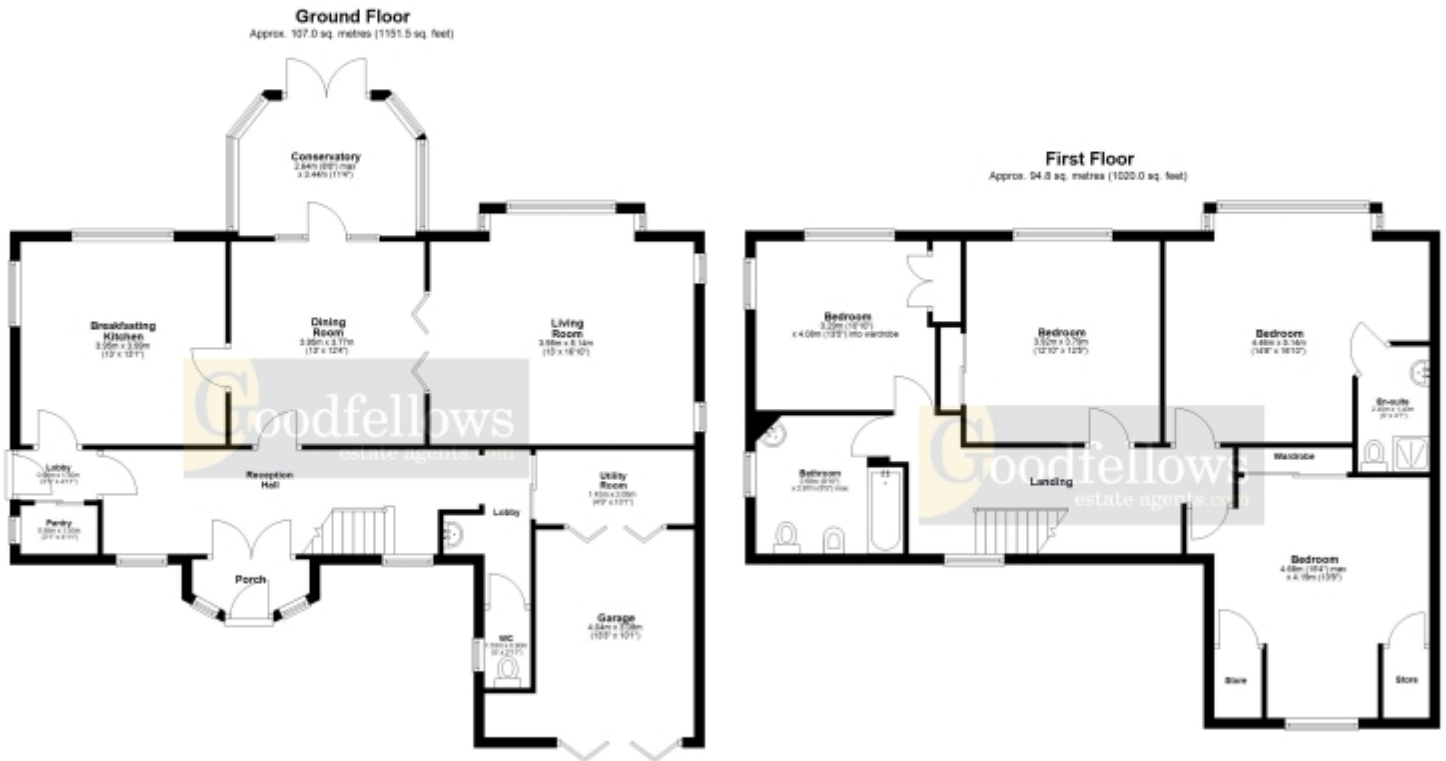
Distance to Jesmond Metro: 1.1 miles

Distance to City Centre: 1.7 miles

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Total area: approx. 201.7 sq. metres (2171.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The Plan is for illustrative purposes only. Version: 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.