



Sunbury Avenue Jesmond

An impressive purpose-built three-storey mid-terrace house offering an abundance of space, with five bedrooms and two reception rooms, making it an ideal home for a large family or for those who value extra space.

The house boasts a wealth of period features, giving it a unique charm and character. The five spacious bedrooms are all finished to a high standard. The master bedroom is particularly notable, bathing in natural light and providing a tranquil space for relaxation. The other four bedrooms are all generously sized doubles, offering ample space for furnishings.

The property also features a large bathroom, meticulously maintained to provide a comforting space for personal care. The two reception rooms are spacious and welcoming, with the first one showcasing a beautiful fireplace, a perfect spot for family gatherings or enjoying a peaceful evening. The house also comes with a practical kitchen, well-equipped to cater to all your culinary needs, along with an additional utility room.

One of the standout features of this property is its location. It benefits from excellent public transport links, making commuting a breeze. For families, the nearby schools are a significant advantage, while the local amenities ensure you have everything you need right at your doorstep.

In summary, this terraced property combines a fantastic location with generous living spaces and charming period features. It's a home ready to be filled with new memories.

Offers in excess of **£550,000**

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Sunbury Avenue Jesmond, NE2 3HE

GROUND FLOOR LEADING TO:

ENTRANCE PORCH

Part glazed entrance door, dado rail, coving to ceiling.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, under stairs area, double radiator, coving to ceiling.

LOUNGE – 14'4 max x 17'4 max (4.37m max x 5.28m max)

Bay window to the front, marble fireplace, tiled inset and hearth, two alcoves, television point, picture rail, coving to ceiling, double radiator.

DINING ROOM – 11'10 x 14'1 (3.61m x 4.29m)

Window to the rear, tiled hearth, cast iron fire surround, two alcoves, picture rail, coving to ceiling, double radiator.

KITCHEN – 12'3 max x 8'9 – (3.73m max x 2.67m)

Fitted with a range of base units, single drainer sink unit, gas cooker point, radiator, sash window to rear.

UTILITY – 5'11 x 9'9 max plus pantry (1.80m x 2.97m max plus pantry)

Wall mounted hot water heater, separate boiler, sash window to the rear, door to rear, and walk in pantry.



HALF LANDING:

Frosted stain glass sash window, doors to separate w.c and bathroom, double radiator.

BATHROOM – 8'11 x 11'2 (2.72m x 3.40m)

White 2 suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, cast iron fire surround, radiator, frosted sash window to the rear.

SEPARATE W.C – 4'7 x 3'1 (1.39m x 0.93m)

High flush w.c, frosted window to the rear.

FIRST FLOOR LEADING TO:

BEDROOM 1 – 18'4 max x 14'7 max (5.59m max x 4.45m max)

3 sash windows to the front, coving to ceiling, picture rail, marble fireplace with tiled inset and hearth, double radiator.

BEDROOM 2 – 11'10 max x 14'2 (3.61m max 4.32m)

Sash window to the rear, cast iron fire surround, two alcoves.

SECOND FLOOR ½ LANDING LEADING TO:

BEDROOM 3

Sitting area – 13'11 x 9'4 (4.24m x 2.84m)

One Velux window, part panelled walls, door into bedroom area.

Bedroom area – 7'10 x 9'4 (2.39m x 2.84m)

One Velux window, part panelled walls.



SECOND FLOOR LEADING TO:

BEDROOM 4 – 9'8 restricted head height x 17'0 (2.95m restricted head height x 5.18m)

Double glazed dormer window the front, cast iron fire surround.

BEDROOM 5 – 10'9 x 9'7 (3.28m x 2.92m)

Velux window to rear, cast iron fire surround.

EXTERNAL:

FRONT GARDEN

Small town garden

REAR YARD

Rear vehicle access, electric roller door, and 2 out buildings.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING AND PERMIT STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

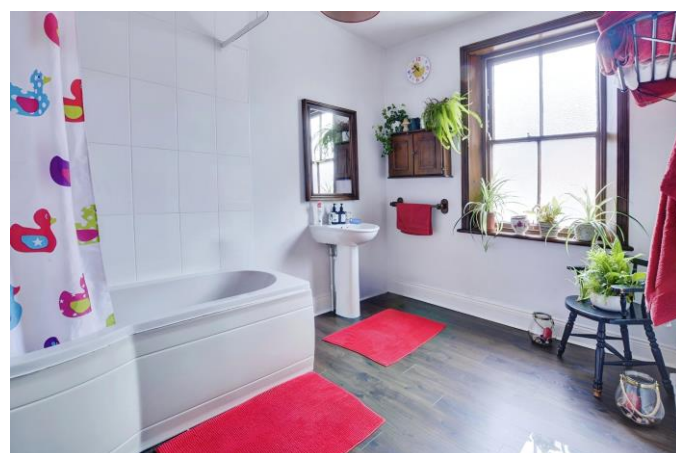
TENURE

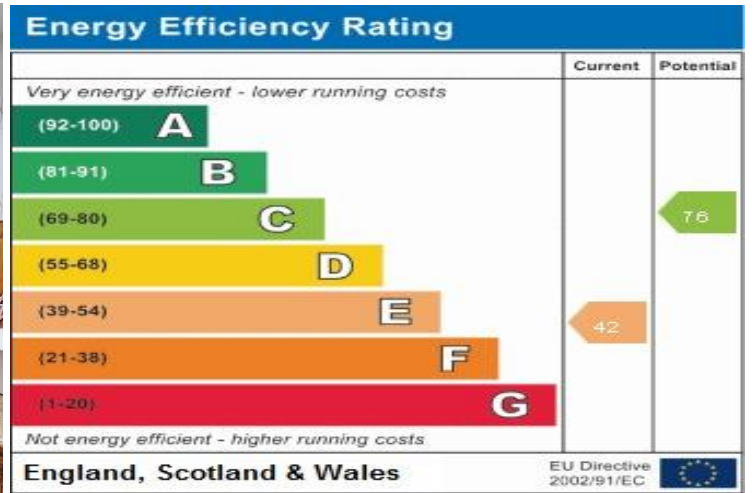
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

JR00004207.MJ.KC.22/04/24.V.3





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