



Sturdee Gardens

Jesmond

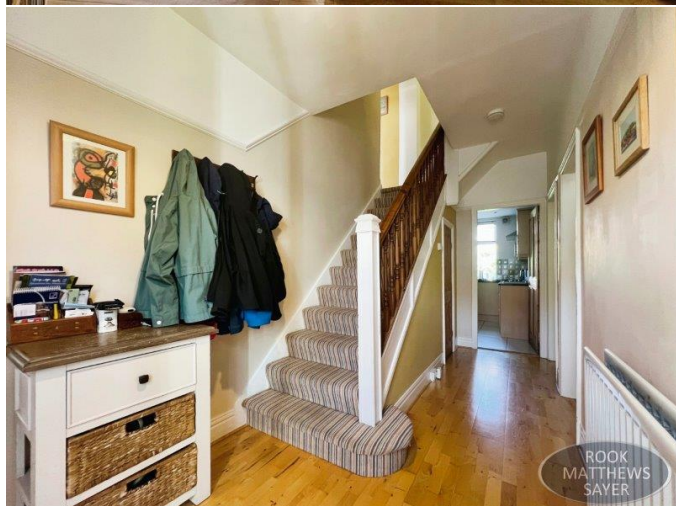
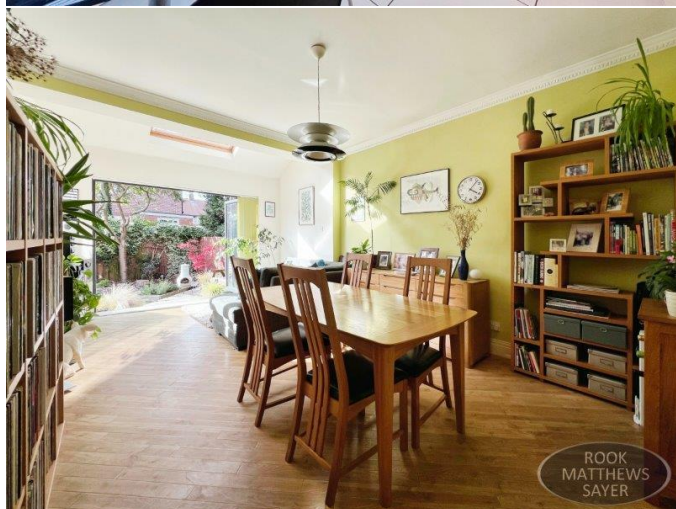
- Semi-detached house
- 5 bedrooms
- Bifold doors from dining room/family room onto west facing garden
- Garage and Driveway
- Freehold
- EPC rating D
- Council Tax band D

Guide Price **£540,000**

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Sturdee Gardens

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A wonderful opportunity to purchase this extended five-bedroom semi-detached house, in a sought-after location with excellent public transport links, nearby schools, parks and close proximity to Jesmond Dene and the Town Moor. This property is an excellent choice for families looking for a spacious and comfortable haven. The property also benefits from multi sensor burglar alarm.

The ground floor showcases a beautiful kitchen fitted with granite countertops, providing a luxury feel. This breakfasting kitchen is perfect for those morning family gatherings. Further enhancing the ground floor are two reception rooms. The first reception room boasts a tranquil garden view with bifold doors leading to the west-facing rear garden, perfect for those summer evenings. The second reception room, complete with a bay window and a Morso wood-burning stove, offers a cosy space for relaxation.

The first floor is home to four of the bedrooms and the fifth bedroom is located on the second floor. Four of the bedrooms are generously sized doubles, while the fifth is a cosy single room, currently used as an office. The master bedroom is a true retreat with ample space. Adding to the overall allure of the house are two well-presented bathrooms. The first is a generous sized modern fitted bathroom, while the second is a spacious shower room.

One of the unique features of this property is the garage that provides secure off-street parking and has the facility of an EV power point. The west-facing rear garden is an added bonus offering a great outdoor space for children to play and for hosting family gatherings. This house is a perfect blend of comfort and luxury, ready to become your family's new home.

GROUND FLOOR:

ENTRANCE PORCH

Part glazed entrance door, windows to the front and sides with stained glass.

ENTRANCE HALL

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

CLOAKROOM/WC

Stained glass window to the front, close coupled w.c, wash hand basin set in vanity unit.

LOUNGE – 12'2 max x 14'1 max (3.72m max x 4.29m max)

Double glazed bay window units in wooden frame with leaded top lights, two alcoves, television point, coving to ceiling, wooden flooring, Morso wood burning stove.

DINING ROOM/FAMILY ROOM – 19'1 x 12'2 max (5.83m x 3.71m)

Double glazed bifold doors, Velux window, coving to ceiling, two double radiators.

BREAKFAST KITCHEN – 17'3 x 9'1 (5.26m x 2.76m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, granite worktops, built in electric oven, built in gas hob, extractor hood, integrated fridge/freezer and dishwasher, part tiled walls, tiled floor, radiator, door to garage, double glazed window to the rear, door to rear.

FIRST FLOOR:

BEDROOM 1 – 14'11 x 11'3 (4.56m x 3.42m)

Double glazed bay window units in wooden frame, stripped and painted wooden flooring, coving to ceiling, picture rail, double radiator.

BEDROOM 2 – 11'3 max x 12'10 (3.42m max x 3.9m)

Window to the rear, stripped and painted wooden flooring, picture rail, double radiator.

BEDROOM 3 – 8'0 max x 9'4 (2.44 max x 2.85m)

Double glazed window units in wooden frame, wooden flooring, built in cupboards, television point, and radiator.

BEDROOM 4 – 12'9 x 8'0 (3.90m x 2.44m)

Double glazed windows to the front and side, laminate flooring, television point, double radiator.

BATHROOM/WC

White 3 piece suite comprising; p shaped panelled bath with mains fed shower over, wash hand basin set in vanity unit, low level w.c, part tiled walls, heated towel rail, tiled flooring, frosted window to the rear.

SECOND FLOOR:

BEDROOM 5 – 17'2 max x 13'4 (5.24m max x 4.07m)

Double glazed window to the rear, two Velux windows, wooden flooring, access to roof space for storage, two radiators.

SHOWER ROOM/WC - 7'10 x 6'11 (2.40m x 2.12m)

White pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c, heated towel rail, double glazed frosted window to the rear.

EXTERNAL

Front Garden: Driveway leading to garage, lawn with tree and shrub borders.

Rear Garden: Laid mainly to lawn, patio area, flower, tree and shrub borders, and fenced boundaries, decking, external cold water tap and insulated double electric socket at end of patio for garden electrical equipment.

Garage - 8'2 x 15'0 (2.49m x 4.57m) plus door recess: Integrated, front of property, up and over door, light and power points, space for auto washer, EV point, cold water tap.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING/WOOD BURNER

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF 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.

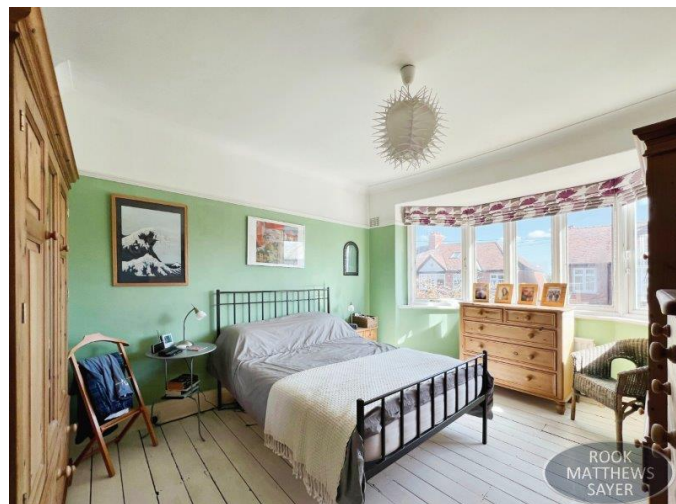
TENURE

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: D

JR00004330.MJ.KC.18.09.24.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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