





### 3 Grosvenor Villas, Jesmond, Newcastle upon Tyne, Tyne & Wear, NE2 2RH

This substantial, semi-detached Victorian villa is set behind south facing lawned gardens and boasts seven double bedrooms and three bathrooms. Originally constructed circa 1880, this stylish, double-fronted, Victorian Villa is ideally located on Grosvenor Road, Jesmond. Grosvenor Road is perfectly placed within walking distance to some of the region's finest independent schools, the cafés and shops of Jesmond, excellent transport links, Jesmond Dene as well as Newcastle City Centre itself. Well presented throughout and boasting in excess of 4,100 Sq ft, the property is well placed within Central Jesmond, and is also close to excellent local transport links into Newcastle City Centre and beyond with West Jesmond Metro Station being only a short walk away.

Laid out over three storeys, this substantial family home manages to combine a wealth of period charm with excellent modern detail. The ground floor with tall ceilings and ornate cornice comprises: entrance lobby; central entrance hall with stairs to the first floor; drawing room with marble fireplace and walk-in bay; dining room with period fireplace, open to an elegant kitchen with a central island, integrated appliances and work-surfaces; lounge/snug again with period fireplace and access to garden room/conservatory. To the rear of the ground floor is a boot room with access to the rear garden, utility/laundry room and a stylish ground floor shower room with WC.

The first floor landing boasts four equally sized double bedrooms, all of which with marble fireplaces, bedroom one benefitting from a walk-in dressing area and en-suite and a stylish family bathroom with four piece suite including a freestanding roll top

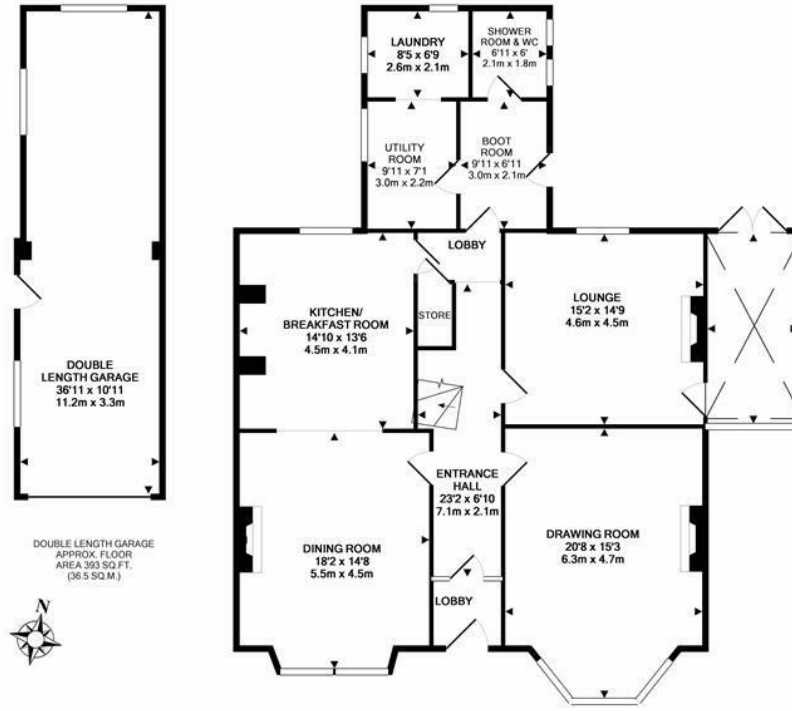
bath and walk-in shower is to be found over the half landing. To the second floor, three further double bedrooms, all with dormer windows, one currently utilised as a games room and measuring 32ft, and the other with generous en-suite shower room. Externally the property offers a well-stocked, south-facing lawned garden to the front, with walled and fenced boundaries and wrought iron entrance gates with a gravelled, multi-car driveway with access to a 36ft double length garage with light and power. To the rear a delightful garden, laid mainly to lawn, with multiple paved seating areas and again with well stocked borders. Fully double glazed, was a gas 'Combi' central heating, an internal inspection is deemed absolutely essential to fully appreciate the size and standard of accommodation of this fantastic, period, family home.

Semi Detached Victorian Villa | 4,152 Sq ft (385.7m2) | Three Storeys | Seven Bedrooms | Drawing Room | Lounge/Family Room | Open Plan Kitchen & Dining Room | Boot Room | Ground Floor Shower Room & WC | Utility/Laundry Room | Bedroom One with En-Suite & Dressing Area | Family Bathroom & En-Suite Bathroom | Delightful Front & Rear Lawned Gardens | Garden Room/Conservatory | 36ft Double Length Garage | Great Central Location | Freehold | Council Tax Band F | EPC Rating: E

**Offers Over £1,100,000**





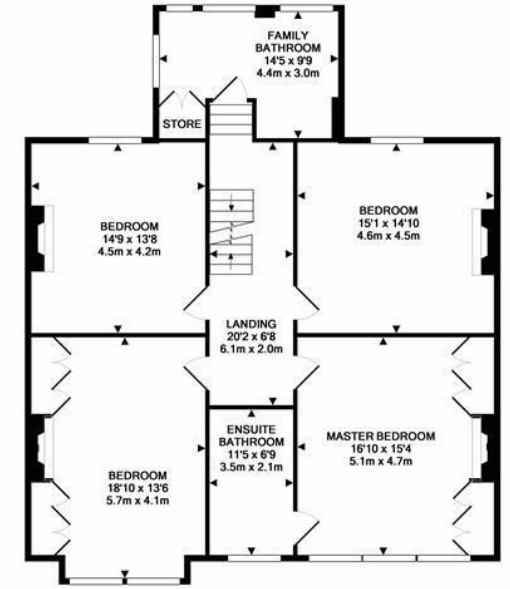


DOUBLE LENGTH GARAGE  
APPROX. FLOOR AREA 393 SQ. FT.  
(36.5 SQ. M.)

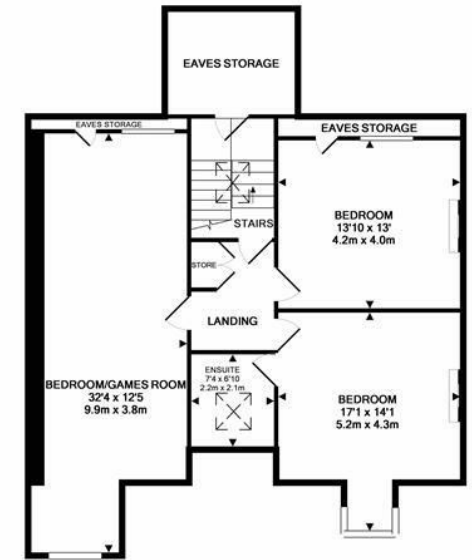
TOTAL APPROX. FLOOR AREA 4152 SQ. FT. (385.7 SQ. M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
APPROX. FLOOR AREA 1498 SQ. FT.  
(139.2 SQ. M.)



1ST FLOOR  
APPROX. FLOOR AREA 1267 SQ. FT.  
(117.7 SQ. M.)



2ND FLOOR  
APPROX. FLOOR AREA 993 SQ. FT.  
(92.2 SQ. M.)

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.





