



11 East Front

Brandling Place, Jesmond



P
Permitted
Residents
only
Mon - Sat
9.30 - 10.30 am
2 - 4 pm
7 - 10 pm

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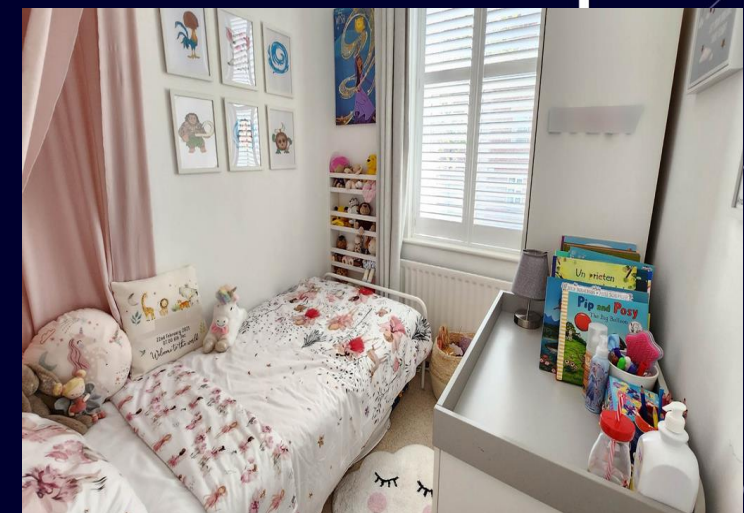
11 East Front, Brandling Place

This charming and beautifully presented two-bedroom end-terraced home occupies a highly sought-after position within the heart of the Brandling Conservation Area, offering stylish accommodation, a private roof terrace and a versatile enclosed courtyard. The property enjoys an enviable location close to an array of local amenities, green spaces and transport links, whilst retaining a wonderful sense of character and privacy.

The internal accommodation comprises: Entrance porch with useful cloaks storage cupboard | Welcoming entrance hallway providing access to a ground floor WC and staircase to the first floor | Contemporary fitted kitchen with a range of modern cabinetry and worktops, as well as integrated appliances throughout | Generous lounge/dining room offering an attractive feature fireplace, bespoke fitted alcove storage and ample space for both relaxing and entertaining | Glazed rear garden room extension overlooking the courtyard and providing an abundance of natural light.

The staircase leads to the first floor landing and onto two bedrooms | Principal bedroom, a spacious double room benefiting from extensive fitted storage and direct access to a delightful private roof terrace overlooking Back Brandling Place South | Bedroom two, a well proportioned single room, ideal as a guest bedroom, nursery or home office | Family bathroom fitted with a contemporary three piece suite incorporating a shower over the bath.





Externally, the property benefits from a private enclosed rear courtyard, offering excellent flexibility as either a low maintenance courtyard garden or for off street parking for one vehicle. The courtyard provides a pleasant and secluded outdoor space, ideal for enjoying the warmer months.

This lovely home combines period charm with modern convenience and is presented to an excellent standard throughout. Early viewing is strongly recommended to appreciate the quality of accommodation on offer.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating TBC

Price Guide: Offers Over £335,000



Floorplans
Coming soon...



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