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CHERRYBURN GARDENS, FENHAM, NE4

Offers Over £325,000

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Stylish Edwardian Terraced Family Home Situated on a Desirable & Quiet Residential Walkway, Boasting a Superb 29ft Open Plan Lounge/Dining Space, Kitchen/Breakfast Room plus Utility Room, Three Bedrooms, Family Bathroom & Ground Floor WC, Enclosed Rear Courtyard, West Facing Lawned Garden, New Roof & No Onward Chain!

This great, Edwardian terraced home is ideally located on the desirable Cherryburn Gardens, Fenham. Cherryburn Gardens, which is placed just off from Fenham Hall Drive and Ravenside Road, is perfectly placed to provide easy access to the shops and amenities of Fenham Hall Drive as well as excellent road/transport links into Newcastle City Centre.

The property is also positioned just a short walk from Newcastle's Town Moor providing direct access to wonderful open green spaces and beautiful walks. Newcastle City Centre can also be accessed by foot and is located just 30 minutes walk away, providing easy access to the RVI, Newcastle University and St. James Park.

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Nestled in the highly sought-after Cherryburn Gardens, this charming Edwardian terraced home exudes timeless elegance and is located on one of the area's exclusive pedestrianised walkways, this property offers a perfect blend of period charm and modern convenience.

The property itself is accessed via a lobby with original tiled flooring which in turn leads into the entrance hall with stairs leading to the floor and ground floor under-stairs WC. To the left of the entrance hall is a generous, open-plan lounge and dining area (previously two reception rooms), highlighted by a west-facing walk-in bay window and an elegant marble fireplace. The dining space which is positioned to the rear is complemented by bespoke cabinetry to the alcoves, adding a touch of refinement and a large window overlooking the rear.

The kitchen/breakfast room, is placed to the very rear with a breakfast bar and herringbone flooring, and is ideal for both casual dining and entertaining. A utility room, with ample storage then leads out to the private rear courtyard.

To the first floor, the home offers three well-appointed bedrooms. The master bedroom is a comfortable double with polished wooden flooring and a west-facing aspect, while the second bedroom overlooks the courtyard. The third bedroom is currently laid out as a young child's room but is also perfect as a home office. The family bathroom has been re-fitted, featuring a three-piece suite and dual aspect windows.

Externally, the property is complemented by a lovely west-facing lawned garden, offering a tranquil space with lush borders, tall hedged boundary and wrought iron access gate. The rear courtyard provides convenient off-street parking with a roller garage door leading out onto the rear service lane.

With a recently installed gas boiler, brand new roof, double glazing and polished wooden floors in the lounge/diner, this great period family home truly offers a blend of classic charm and contemporary comfort and early viewings are highly recommended.



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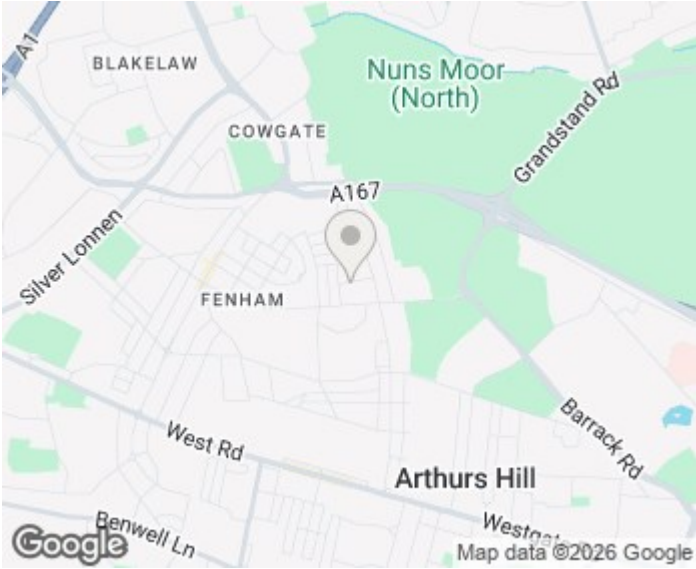
Total area: approx. 132.2 sq. metres (1422.8 sq. feet)
16 Cherryburn Gardens, NEWCASTLE UPON TYNE

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	