

BRUNTON

RESIDENTIAL



LINDISFARNE CLOSE, JESMOND, NE2

Offers Over £750,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Fantastic Detached Family Home Positioned on the Prestigious Lindisfarne Close in the Heart of the Jesmond Dene Conservation Area. Boasting in Excess of 2,400 Sq ft & Featuring Extensive Wrap Around Gardens, Two Reception Rooms including a 20ft Lounge, Utility Room, Family Bathroom plus Separate Shower Room, Five Bedrooms including One with En-Suite, Off Street Parking plus 18ft Garage & No Onward Chain!

Priced to reflect full modernisation, this great detached family home represents a fantastic opportunity to acquire a superb home on one of the most sought after residential locations within Jesmond. Lindisfarne Close, which is tucked just off from Lindisfarne Road, is perfectly placed to provide easy access to everything central Jesmond has to offer, including its countless shops, cafes and restaurants.

The property also benefits from being situated close to excellent amenities, outstanding state and independent schooling with excellent transport links also available, with Jesmond Dene also just a short walk away.

The property is arranged over three floors, with the ground floor providing a utility room, a shower room, storage space, and access to an integral garage. The first floor offers a generous landing with access to a spacious lounge and a well-proportioned kitchen/dining room, along with the main bedroom benefiting from a dressing room and en-suite. The upper floor hosts four further well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from driveway parking and a low-maintenance rear patio seating area.

BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: entry into a bright and airy entrance porch, which in turn leads into the entrance hallway with stairs rising to the first floor. To the right-hand side, there is a store, a ground-floor shower room comprising a WC and wash basin, and a utility room positioned to the rear. To the left, there is an access door leading into the integral double garage.

The first-floor landing is generous in size and offers potential for use as an additional reception space. It also benefits from sliding doors opening out to the rear courtyard. From the landing, there is access to a spacious lounge and a well-proportioned kitchen/dining room, fitted with a range of cabinetry providing excellent storage along with integrated appliances. Also on this level is the main bedroom, which benefits from a dressing room and an en-suite shower room.

The upper floor hosts four further well-proportioned bedrooms, along with a family bathroom comprising a WC, bidet, wash basin, and a bath with overhead shower.

Externally, the front of the property features a driveway providing off-street parking and leading to the integral 18ft garage with an electric up and over door. To the rear and sides are extensive gardens, offering an array of private outdoor areas, including landscaped gardens and paved seating areas.

Priced to reflect the required modernisations, and offered to the market with vacant possession, early viewings are deemed essential!



BRUNTON

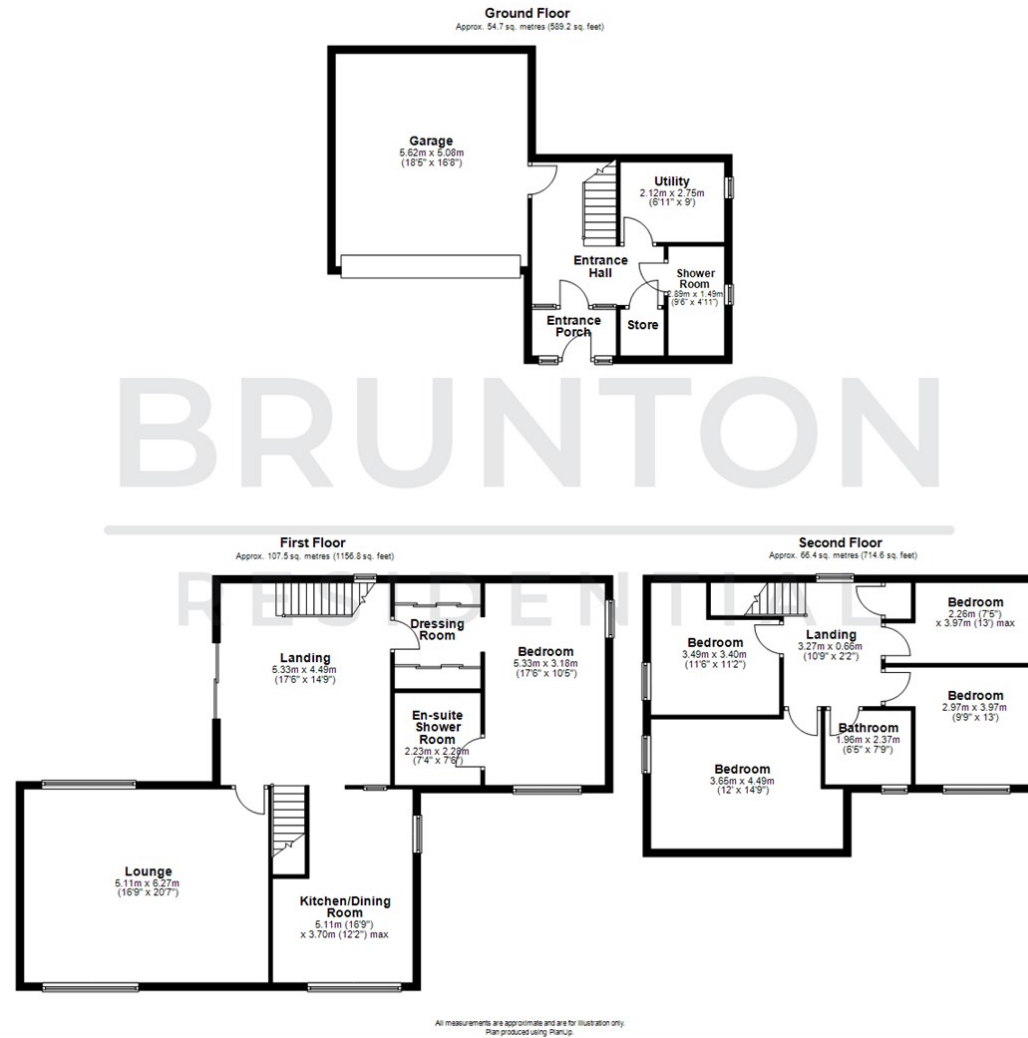
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

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		61	67
(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	