11 Highbury

Jesmond

11 Highbury, Jesmond, NE2 3DX

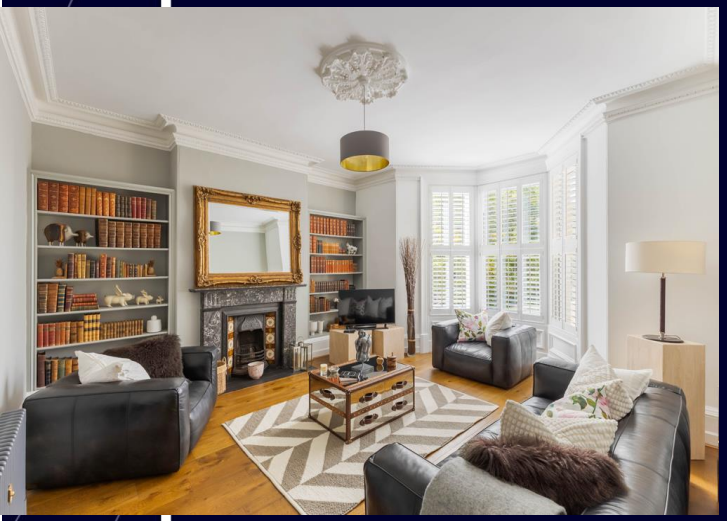
A fabulous four/five bedroom, three storey mid terraced family home, occupying a superb position on this popular street with impressive open aspect views.

This well-proportioned family home extends to approximately 3250 sq.ft (including the garage) and boasts four/five bedrooms, two bathrooms, two/three generous reception rooms, large refitted kitchen/diner, utility, double garage, rear courtyard & private westerly facing front garden.

The property has undergone a full renovation by the existing owners with a new plumbing and heating system, new windows, flooring, external landscaping, as well as a refitted kitchen and bathrooms.

Highbury is ideally located within Jesmond for Newcastle's Town Moor and offers excellent access to outstanding schooling, West Jesmond Metro Station, and easy accessibility into central Jesmond and Gosforth for local shops, cafes and restaurants.

Boasting close to 3,250 sq/ft, the internal accommodation comprises: Entrance vestibule with stained glass window | Reception hallway with feature panelling and staircase leading up to the first floor | Generous front reception room boasting a bay window with plantation shutters, alcove storage and period fireplace | Dining room with glazed French doors onto the rear courtyard | Highly impressive and refitted kitchen/breakfast room, enjoying a range of 'Shaker' style cabinetry, Silestone worktops and integrated appliances | Utility room with feature tiled flooring | Integral double garage with electric roller door | Ground floor WC with ½ height panelling and tiled floor.



The staircase then leads up to the first floor landing and onto two large double bedrooms | Excellent refitted family bathroom with impressive four piece suite, including standalone bathtub and walk in shower | To the front of the first floor is a versatile and substantial full width drawing room, which could be utilised as further reception space or as a principal bedroom.

The staircase continues up to the split level second floor landing and onto two further double bedrooms, as well as an equally as impressive secondary family bathroom, again with four piece suite.

Externally, the property is approached via a westerly facing landscaped courtyard garden, which enjoys great privacy from the hedged borders | To the rear is an enclosed sunken courtyard garden which has also been fully relandscaped with feature panelling and tiled flooring.
Immaculately presented throughout, this exceptional family home seamlessly combines charming period features with a sophisticated, state-of-the-art finish. Early viewing is highly recommended to fully appreciate the excellent standard, quality and character of the accommodation on offer.

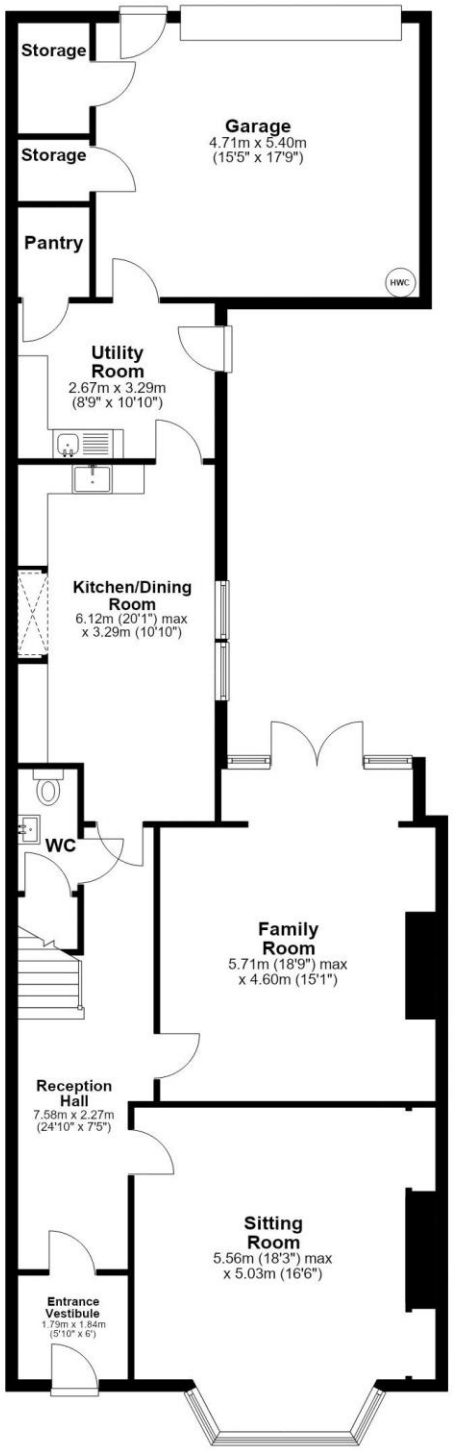
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

Price Guide: Guide Price £950,000

Ground Floor

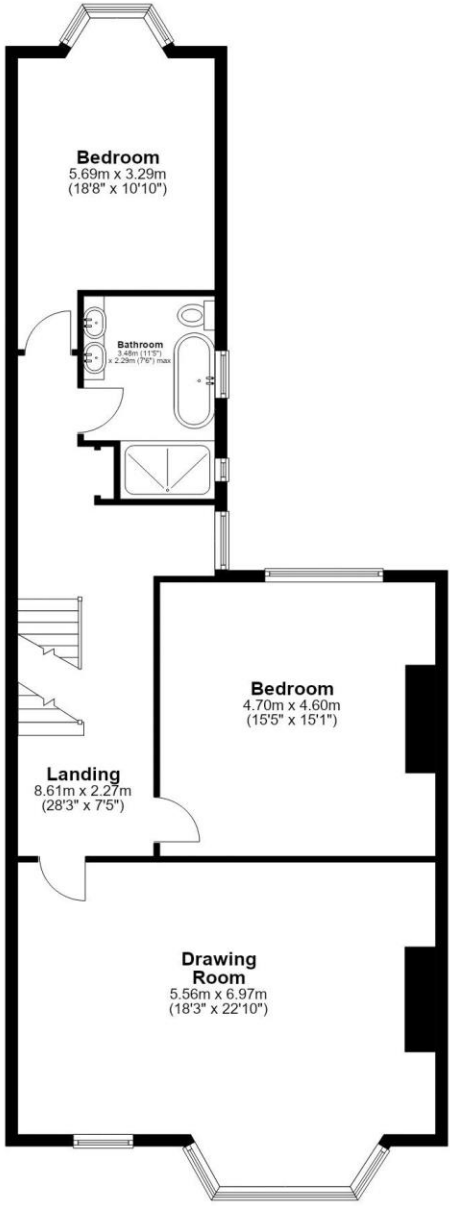
Main area: approx. 106.9 sq. metres (1150.6 sq. feet)

Plus garages, approx. 25.4 sq. metres (273.5 sq. feet)



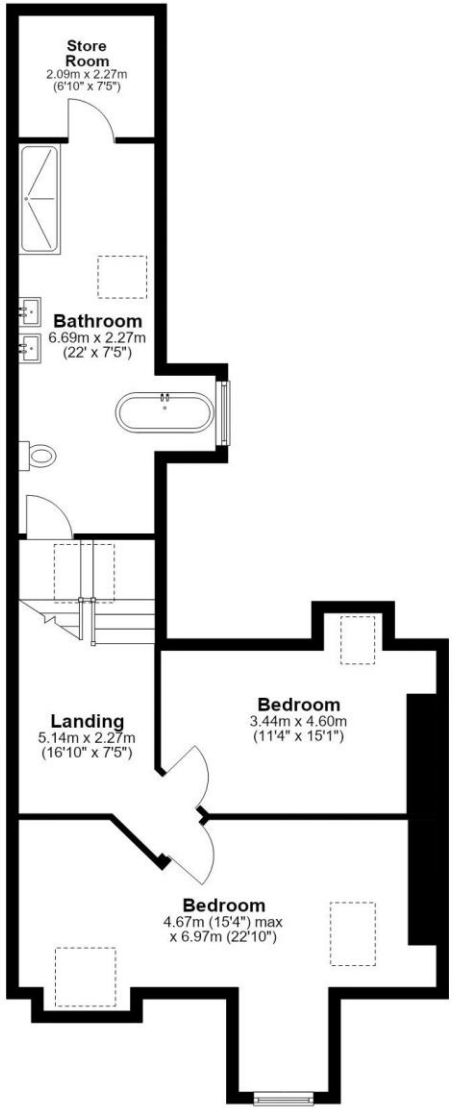
First Floor

Approx. 98.9 sq. metres (1064.3 sq. feet)



Second Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



Main area: Approx. 276.0 sq. metres (2970.6 sq. feet)

Plus garages, approx. 25.4 sq. metres (273.5 sq. feet)

11 Highbury, Jesmond

rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500