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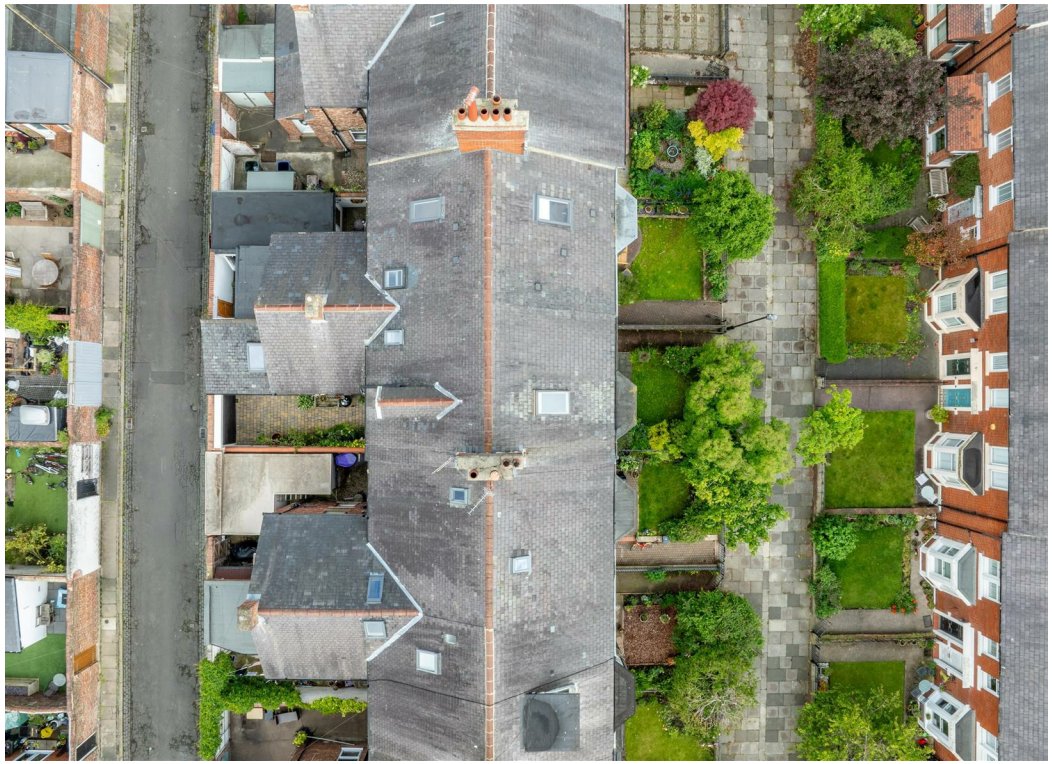
CHERRYBURN GARDENS, FENHAM, NE4

Offers Over £385,000


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Beautiful Mid Terraced Edwardian Family Home, Purpose Built over Three Floors and Boasting Close to 1,800 Sq ft, with Two Excellent Reception Rooms, 22ft Extended Kitchen/Diner, Four Generous Double Bedrooms Including an Impressive Full Width 18ft Principal Bedroom, Family Bathroom with Four Piece Suite plus Ground Floor WC, Mature Lawned Front Garden & Enclosed South West Facing Rear Courtyard.

This outstanding period terraced home is ideally located on the desirable Cherryburn Gardens, Fenham. Cherryburn Gardens, which is tucked just off from Fenham Hall Drive and Ravenside Road, is a popular and quiet pedestrianised walkway which is situated close to the wonderful communal gardens of St James & St Basil Church, as well as the local shops and amenities of Fenham Hall Drive.

The property is also located just a short walk from Newcastle's Town Moor providing direct access to superb open green space as well as Newcastle City Centre which is also placed just a 30 minute walk away.

It is believed that the property provides one of only two purpose built three storey properties on the street.

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The internal accommodation comprises: Entrance vestibule that opens up into a welcoming entrance hall. To the left, is a well presented and inviting living room that overlooks the front gardens, with feature fireplace and bay window with window seat and cafe style plantation shutters. The entrance hall then opens through and into a spacious dining room (currently laid out as a family room) that enjoys views over the rear courtyard and provides access to the stairs to the first-floor landing with under-stairs store.

To the rear of the dining room, a door then leads to the extended kitchen/dining room. The kitchen itself is well-equipped with a range of fitted wall and base units and integrated appliances. To the rear of the kitchen is a bright dining space that features a 'Velux' window and bi-folding doors that open to the enclosed rear courtyard. To the very rear there is also access to a ground floor guest WC and utility/store cupboard with space for a separate washer and dryer.

The stairs then give access to the first-floor landing which in turn leads to two generous double bedrooms. The principal bedroom is a stand out feature, and measures the full width of the property with feature fireplace and walk-in bay window, once again with plantation shutters. Bedroom two is located to the rear with a west facing window and original cast iron fireplace.

To the rear of this floor is a well-appointed family bathroom that comprises a bath, shower, WC, wash hand basin and a heated towel rail. Two windows to the side also allow plenty of natural light and fresh air into the room.

The stairs continue to the purpose built second-floor landing with a 'Velux' window, where two additional bedrooms can be accessed. Both bedrooms are comfortable doubles, and the bedroom to the front of the property measures the full width, also enjoys a 'Velux' window, while the rear bedroom overlooks the rear.

Externally, the property benefits from a beautiful, mature and enclosed front garden with well stocked borders and gated access to the walkway. To the rear, is a well presented and enclosed south west facing courtyard, which is block paved, and serves as the ideal space for everyday family life with an electric roller garage door giving access to the rear service lane.

Well presented throughout, with timber sash double glazed windows, polished wood flooring and gas 'Combi' central heating, this outstanding period home simply demands an early inspection and viewings are deemed essential.

Disclaimer. - In accordance with the Estate Agents Act (1979) we disclose that one the executors of this property is an employee of Brunton Residential.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D





