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REID PARK ROAD, JESMOND, NE2

Offers Over £850,000

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****PRICED TO REFLECT MODERNISATION NEEDED**

Superb detached period family home boasting almost 2,300 Sq ft of internal living space with three reception rooms plus garden room, kitchen, four double bedrooms, delightful south west facing mature rear gardens, off street parking, integral garage & no onward chain.

This desirable 1930's detached family home is ideally located on the prestigious Reid Park Road in Jesmond, which is tucked just off Osborne Road near to St George's church.

Reid Park Road is a winding cul-de-sac, and this property is located in an outstanding elevated position with beautiful uninterrupted views across Jesmond Dene and to St Mary's chapel ruins opposite – originally called Jesus Mount from which Jesmond takes its name. The chapel was originally built in the 12th century and was once one of the most important Christian pilgrimage sites in Britain. It is interesting to note that St Mary's Chapel is regarded as the oldest church building in Newcastle. Due to the lack of through traffic, this is a very peaceful location. The property is not overlooked to front or rear by other houses, making it feel surprisingly secluded for such a central location.

The property itself has been in the ownership of the same family for almost 50 years. It is just a short walk from the shops, amenities and cafes of Acorn Road, as well as the cafe scene of Brentwood Avenue. Bus links on Osborne Road and West Jesmond Metro Station provide excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Porch through to the impressive central entrance hall with original panelling, under-stairs store cupboard and return staircase leading to the first floor. There is a cloakroom and separate WC. To the left of the hallway is a large sitting room that enjoys a feature fireplace, original coving and walk-in bay window with views towards Jesmond Dene.

To the rear of the ground floor is a generous dining room with period fireplace, parquet flooring and original French windows leading into the garden room. A door from the rear of the hall then leads into a breakfast room/reception room three, once again with panelling, fitted storage and window over-looking the rear gardens. A further doorway leads into the kitchen, with window looking over the gardens and a door leading to a rear lobby. This gives access to the side of the property, the integral garage, as well as a WC and walk in pantry.

The staircase, with large 'Charles Rennie Mackintosh inspired' stained glass picture window, leads up to the first floor landing and gives access to four good sized double bedrooms.

Bedroom one provides a generous double with vanity sink, fitted storage and walk-in bay window with views over the Dene. There is a further concealed walk-in wardrobe which offers a variety of development opportunities.

Bedroom two, located to the rear with a south westerly aspect over secluded gardens, is again a comfortable double with wash basin and built-in storage cupboard.

Bedroom three, again with views over Jesmond Dene, is accessed via a separate study space with steps leading down to the bedroom area which has built-in storage and access to an en-suite bathroom and more built-in storage.

Bedroom four is located at the very rear of the first floor, accessed through its own study or play space. It also has a washbasin and walk-in bay window giving gorgeous views across the gardens.

The landing offers access to a family bathroom, separate WC and walk-in cupboard.

Externally the property enjoys a large front garden alongside a driveway that leads up to the integral garage. The well-stocked borders and shrubs provide privacy. To the rear is a beautiful and mature lawned garden which is mostly south west facing, again with a wealth of well stocked borders, fenced boundaries and timber constructed summer house.

Priced to reflect the required modernisations, this is an excellent opportunity for the next owners to place their very own stamp on one of Jesmond's most highly coveted residential locations and early viewings are deemed essential.



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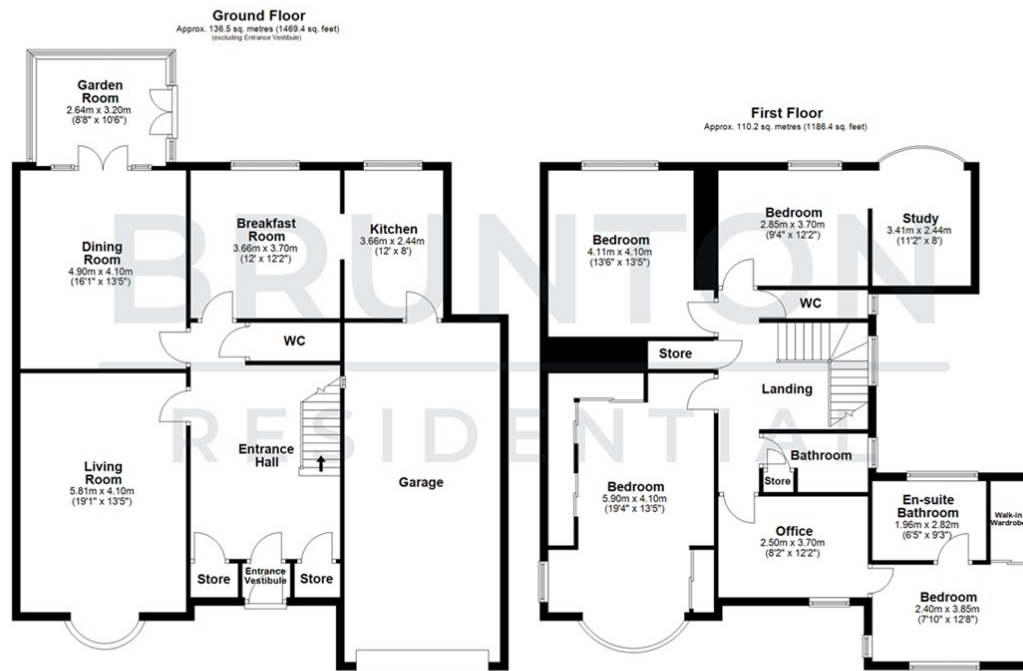
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : D



Total area: approx. 246.7 sq. metres (2655.8 sq. feet)



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	74

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	