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SIDNEY GROVE, FENHAM, NE4

Offers Over £285,000

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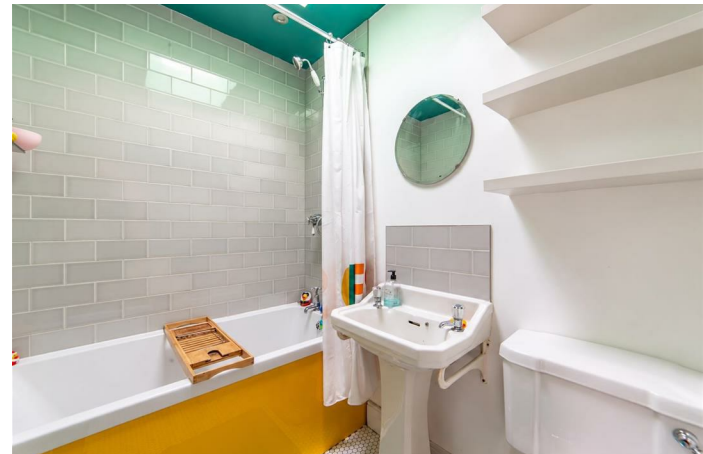
Extended Period Terraced Home Ideally Situated on Sidney Grove, Boasting Over 1,600 Sq ft of Internal Living Space with Two Reception Rooms, Kitchen/Breakfast Room, Three Double Bedrooms, Family Bathroom plus En-Suite Shower Room & Wealth of Period Charm Throughout.

This great, period mid terraced family home is ideally located on the desirable Sidney Grove, Fenham. Sidney Grove, which is tucked just off from Studley Terrace and Brighton Grove, is perfectly placed close to Nuns Moor Park, providing a substantial nearby green space with walking paths, recreational facilities and community gardens.

The property is also positioned just a short walk from local schooling, as well as a wide array of local shops, amenities and transport links. Also placed within walking distance is Newcastle University, Leazes Park and indeed Newcastle City Centre with its wide array of shops, cafes, restaurants and amenities.

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The internal accommodation comprises: An entrance vestibule opening into the welcoming entrance hall, with stairs rising to the first floor. To the right is a fantastic lounge, beautifully presented with a feature fireplace, attractive period detailing and a striking walk-in bay window overlooking the front of the property. The generous proportions and high ceilings create a wonderful sense of space, while the bay window allows plenty of natural light into the room.

Also positioned off the entrance hall is the dining room, providing a versatile second reception space with a large window and a door leading through to the kitchen. The kitchen is a generous and characterful room, fitted with an extensive range of timber wall and base cabinetry, ample work surfaces and a range-style cooker. Exposed brick detailing, open shelving and a terracotta tiled floor add to the individuality of the space, while a door provides direct access to the rear courtyard.

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The front bedroom is particularly attractive, featuring a walk-in bay window, while the rear bedroom offers a good-sized and versatile space. The family bathroom is beautifully presented, with a stylish freestanding roll-top bath taking centre stage alongside a wash basin and WC, complemented by contemporary tiling and distinctive decorative finishes.

The second floor is dedicated to the impressive master bedroom, creating a wonderful private retreat. The room is particularly spacious and benefits from Velux skylights allowing an abundance of natural light into the space. The master bedroom is further complemented by its own en-suite bathroom, fitted with a bath and overhead shower, wash basin and WC.

Externally, the property benefits from a private rear courtyard enclosed by attractive traditional brick and stone walls. The courtyard provides a useful outdoor space with established planting and plenty of scope for seating and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 148.8 sq. metres (1601.8 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		