



# 3 Kingsland

Jesmond



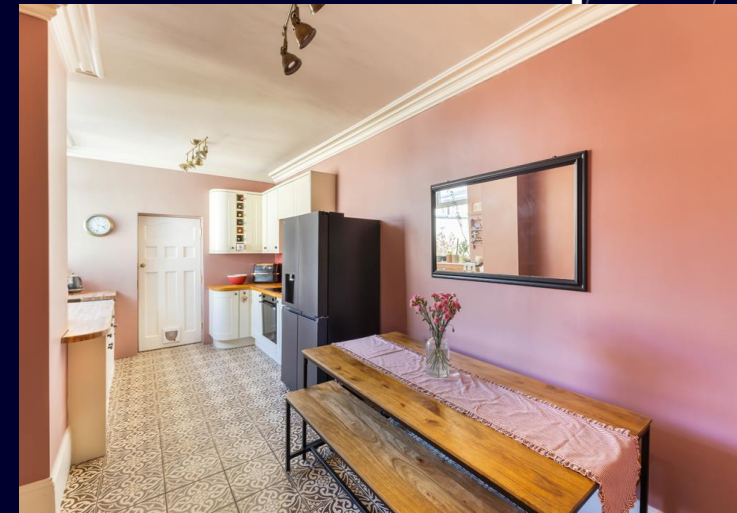
### 3 Kingsland, Jesmond, NE2 3AL

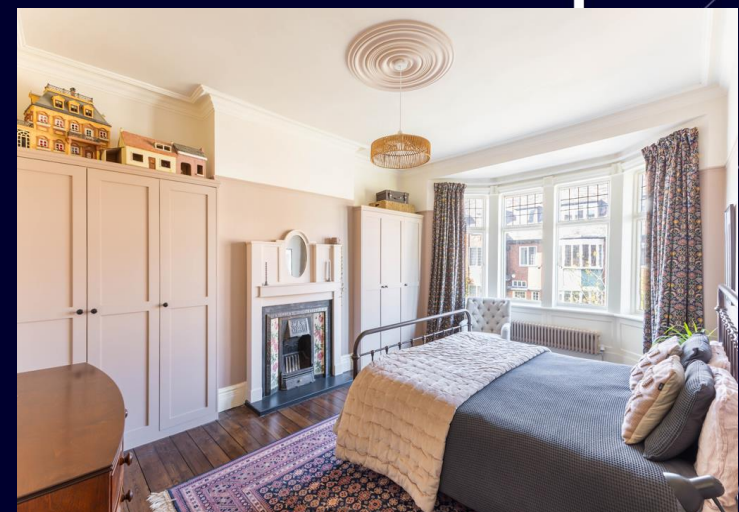
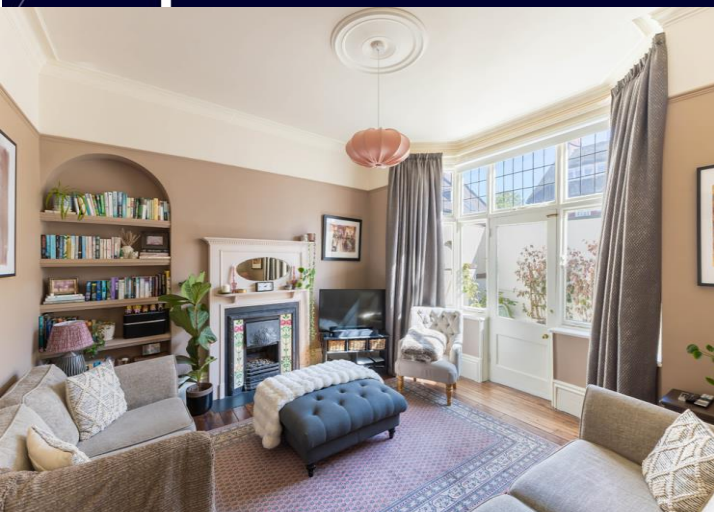
Beautifully Presented End Terraced Period Home Boasting Six Double Bedrooms, Two Bathrooms, Two Generous Reception Rooms, Kitchen/Diner, Utility, Guest WC, Garage Store, Cellar & South Facing Courtyard Garden!

This substantial end terraced family home was originally constructed in the early 1900s and is one of only a handful of 'Arts and Crafts' inspired Edwardian architecture homes that are located within the city.

Ideally situated on the desirable Kingsland, which is perfectly placed within the very heart of Brandling Village Conservation Area in Jesmond, this charming period residence is ideally located close to outstanding local independent and state schooling, the shops and cafes of Clayton Road, Jesmond Metro Station and is only a short walk into central Jesmond, as well as Newcastle City Centre, both of the Newcastle hospitals, and Newcastle and Northumbria Universities.

Boasting close to 2,500 sq.ft, the internal accommodation comprises: Entrance vestibule through to a beautiful and light reception hall | Substantial sitting room with period fireplace and large walk in bay window with views over the front courtyard | Snug/versatile reception room, situated to the rear of the property, again offering a period fireplace with south facing walk in bay window overlooking the rear courtyard | Kitchen/diner offering integrated appliances throughout | Utility room | Guest WC | Garage Store | Cellar storage.





The stairs then lead to the first floor landing with large walk in store cupboard and then onto three bedrooms | Bedroom one with large bay and fitted wardrobes| Bedroom two is a further generous double, positioned to the rear | Bedroom three | Contemporary family bathroom with four piece suite.

The staircase then continues up to the second floor and onto three further double bedrooms, one of which offers access onto its own refitted WC with wash basin | Refitted shower room WC.

Externally, the property offers a well presented front garden which is accessed via a wrought iron gate | To the rear is a private south facing courtyard garden with access onto the service lane.

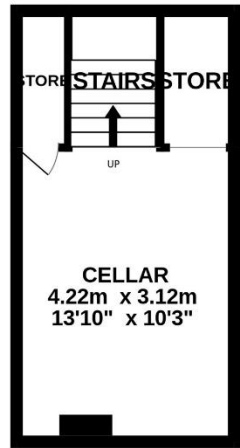
The property has been extremely well maintained by the current owners and was fully rewired in 2022.

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

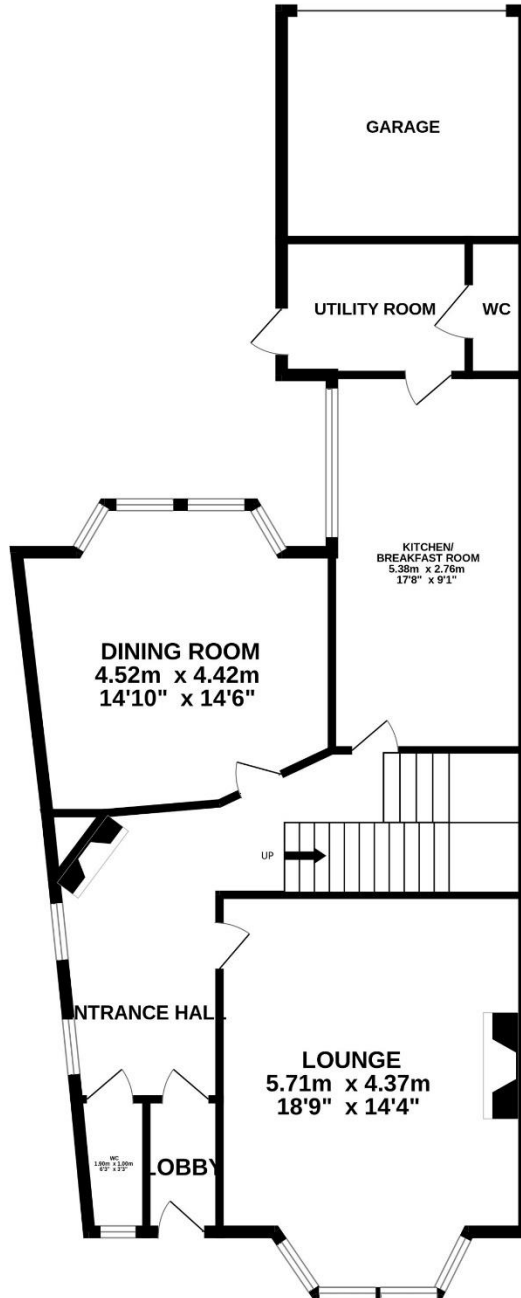
**Price Guide: Offers Over £750,000**



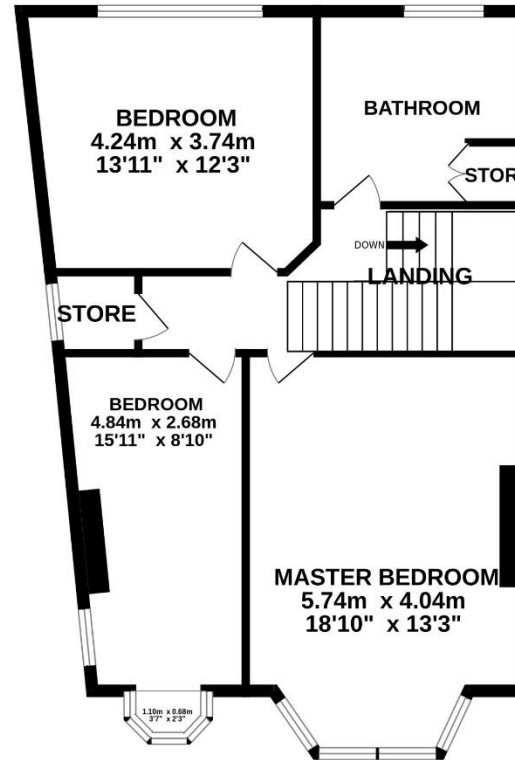
**BASEMENT LEVEL**  
19.1 sq.m. (205 sq.ft.) approx.



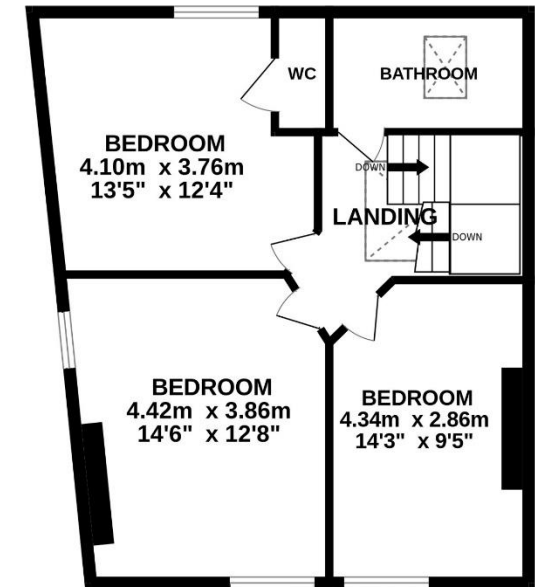
**GROUND FLOOR**  
93.3 sq.m. (1004 sq.ft.) approx.



**1ST FLOOR**  
67.3 sq.m. (725 sq.ft.) approx.



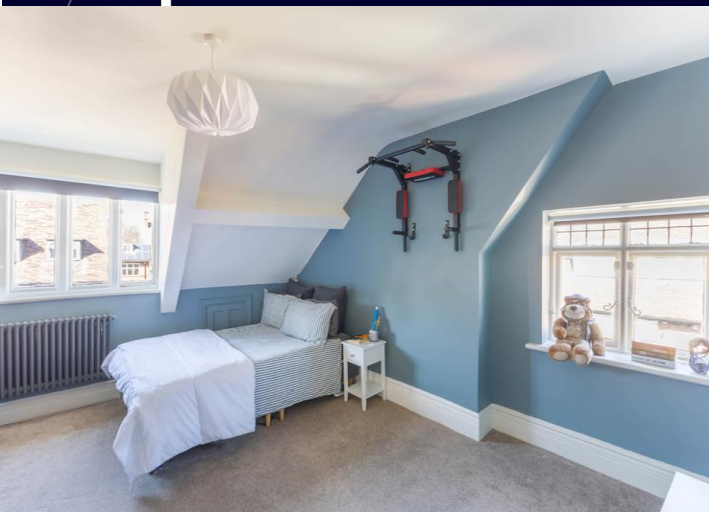
**2ND FLOOR**  
53.7 sq.m. (578 sq.ft.) approx.



**TOTAL FLOOR AREA : 233.4 sq.m. (2512 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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