



200-202 Doncaster Road

Sandyford



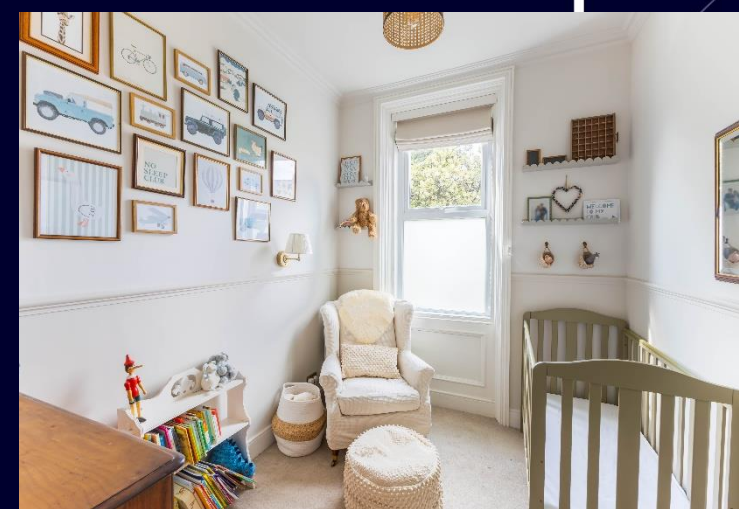
200-202 Doncaster Road, Sandyford, Newcastle Upon Tyne, NE2 1RB

Doncaster Road is superbly positioned within a short and convenient walk of Newcastle city centre and Jesmond's vibrant and popular social scene. Sandyford itself is a highly desirable and well-established area, often quieter and more relaxed than Jesmond, attracting a strong mix of young professionals and families. The location further benefits from its close proximity to the much-loved Jesmond Dene, as well as an excellent selection of independent cafés, restaurants, and local amenities right on the doorstep, including Little Lobo and Aidan's Kitchen.

Doncaster Road is an impressive and generously proportioned four-bedroom terraced house, formerly two Tyneside flats, and therefore benefits from particularly spacious and well-balanced double bedrooms. The property comprises of; four double bedrooms, a bright and inviting living and dining area, a well-appointed kitchen, a useful study space, and a tasteful family bathroom.

Upon entering the property, you are welcomed by a spacious and light-filled hallway, enhanced by a window that allows natural light to flow through. The elegant living room opens seamlessly into the dining area and showcases a wealth of charming original features, including beautifully restored wooden floorboards, a characterful fireplace, and decorative coving. The living area is further enhanced by a striking bay window with shutters and practical alcove storage, while the dining area benefits from a cleverly utilised cupboard serving as a pantry. The contemporary kitchen is positioned to the rear fitted with a range of wall and base units, high-quality quartz worktops, and integrated appliances including a fridge, freezer, dishwasher, and induction hob, all complemented by continued wooden flooring. A door leads out to the attractive south east-facing rear courtyard, which offers a surprisingly spacious and private outdoor setting. The ground floor also includes a highly versatile fourth bedroom, currently used as a multipurpose room ideal for a home office or study, along with a convenient WC.





On the first floor, there are three generously sized double bedrooms and a beautifully presented family bathroom, with a loft hatch providing access to a useful boarded loft space. The principal bedroom is particularly impressive, featuring shutters on the bay window with delightful views over the blossoming trees along Doncaster Road, alongside original coving, an elegant ceiling rose, and wooden flooring. The second bedroom, positioned to the rear, includes a built-in storage cupboard, a charming fireplace, and warm wood flooring. A door leads down into an additional, highly adaptable space currently used as a laundry room, which could easily be transformed into an ensuite, study, or dressing room. This area also houses the recently fitted, modern boiler and provides access down to the rear yard. The third bedroom is another well-proportioned and comfortable double room with pleasant front-facing views. The family bathroom is finished to a high standard and presented as a contemporary fourpiece suite, featuring stylish panelling, a freestanding bath, a separate shower, WC, and sink.

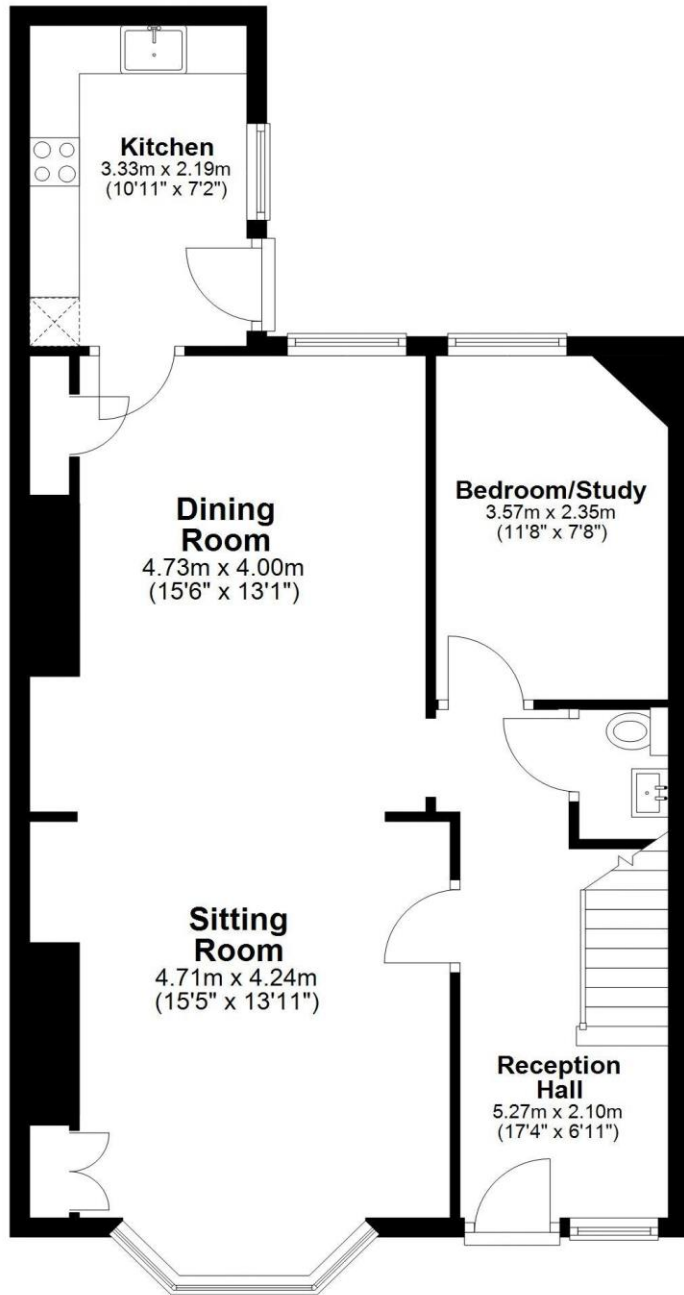
Services: Mains gas, electricity, water & drainage | Tenure: Freehold | EPC: D | Council Tax Band: C

Price Guide: Offers Over £395,000



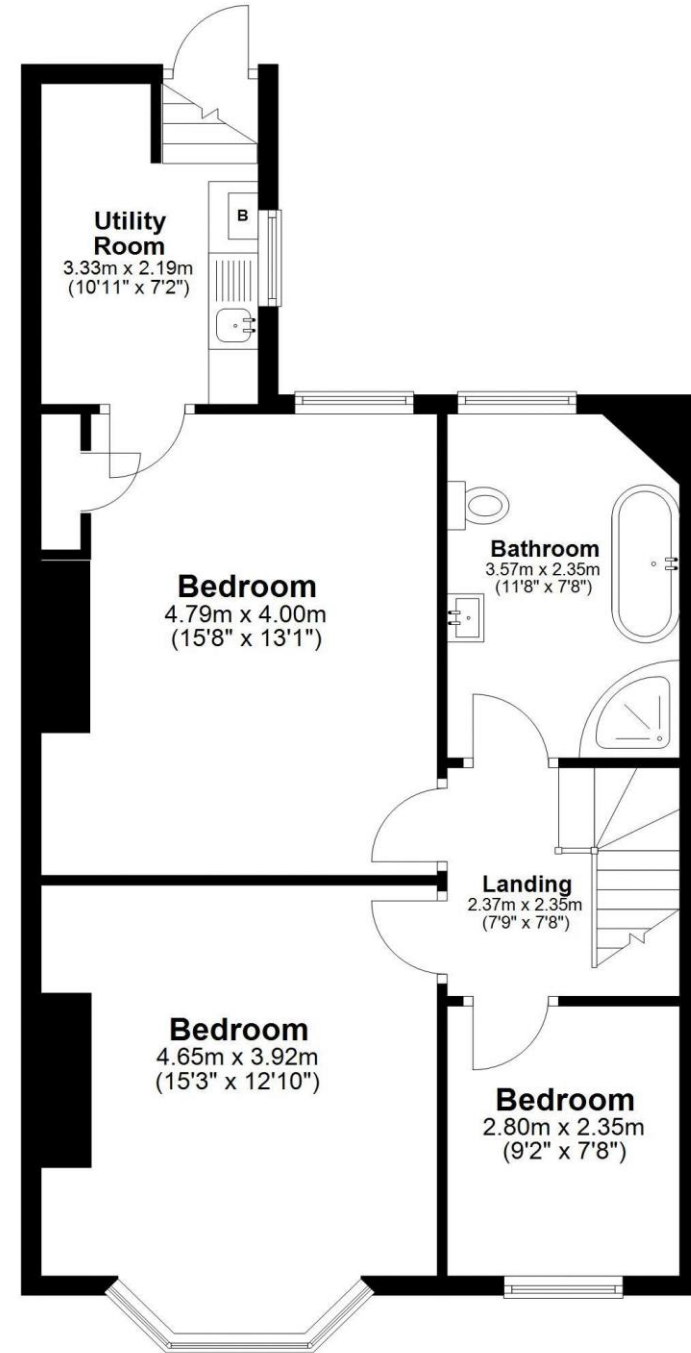
Ground Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Total area: approx. 130.6 sq. metres (1406.1 sq. feet)

200-202 Doncaster Road, Sandyford





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033