

TO LET

28 ADDERSTONE CRESCENT, JESMOND NE2 2HH
£6,250 PER MONTH



4 BEDROOM HOUSE - DETACHED

- SUPERB FOUR BEDROOM PLUS STUDY CONTEMPORARY DETACHED HOUSE
- PART FURNISHED & AVAILABLE NOW
- STUNNING OPEN PLAN LOUNGE & DINING KITCHEN WITH BALCONY & WEST FACING TERRACE
- PRINCIPAL SUITE WITH DRESSING AREA, WALK IN WARDROBE & ENSUITE
- TWO FURTHER ENSUITES & WALK IN WARDROBES
- BATHROOM WC & SEPARATE WC
- STUDY & UTILITY ROOM
- SECLUDED JAPANESE STYLE COURTYARD
- INTEGRAL GARAGE & GENEROUS MULTI CAR DRIVEWAY
- EPC RATING C

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ENTRANCE HALLWAY
21'11 x 10'3

LOUNGE & DINING KITCHEN
53' x 21'11

BEDROOM
14'4 x 7'11

STUDY
9'10 x 9'3

BATHROOM WC
7'4 x 5'10

PRINCIPAL BEDROOM
17'1 x 14'6

DRESSING AREA & WALK IN WARDROBE
7'10 x 5'7 & 8'4 x 7'8

ENSUITE
8'10 x 7'8

BEDROOM & WALK IN WARDROBE
15'3 x 10'2 & 5'7 x 4'7

ENSUITE
7'4 x 5'6

BEDROOM & WALK IN WARDROBE
14'6 x 11 & 7'10 x 4'9

ENSUITE
7'10 x 5'1

SEPARATE WC
6'9 x 6'2

UTILITY ROOM
10'9 x 7

GARAGE
18'1 x 9'9

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Situated on one of Jesmond's most sought after streets, Adderstone Crescent, this exceptional contemporary home combines striking architecture, luxurious interiors and an innovative upside-down layout.

The elegant entrance hall features a contemporary staircase with glass detailing, bespoke seating overlooking the private courtyard, fitted storage and a separate storage room.

The lower floor offers three spacious bedrooms, each with a walk-in wardrobe and luxurious ensuite. The principal suite boasts a dedicated dressing area and an indulgent bathroom with a freestanding slipper bath, twin marble washbasins, a marble walk-in shower with integrated seating, WC and marble flooring. The two further suites are finished to the same exacting standard. A utility room and integral garage complete this floor.

The upper floor showcases a spectacular open plan kitchen, dining and living space, flooded with natural light from expansive windows and patio doors. Glazed courtyard facing detailing enhances the sense of space and openness.

The bespoke kitchen centres on a generous island with storage, a gas hob and feature lighting. Double eye-level ovens, an integrated larder fridge, freezer and dishwasher complete the specification.

The dining area accommodates eight, while the adjoining lounge features a contemporary glass-fronted log burner and TV unit.

There is a front-facing balcony and a secluded west facing roof terrace, complete with dedicated seating and raised flower beds, creating an exceptional private retreat for outdoor entertaining.

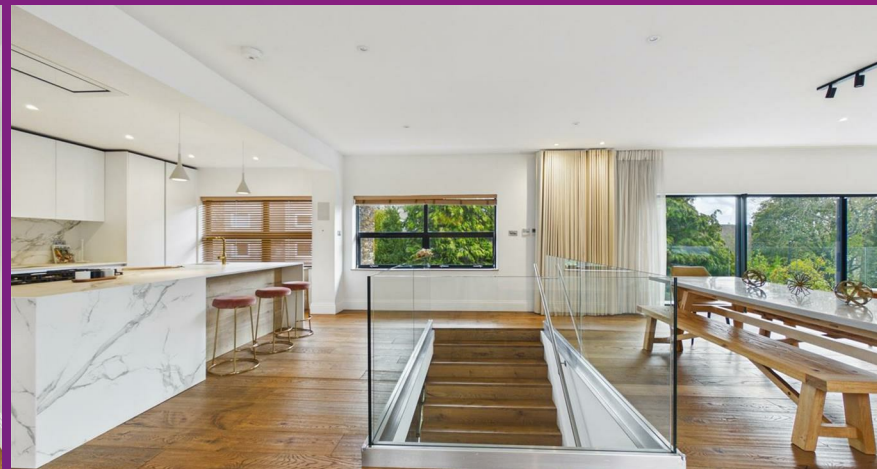
A further bedroom, bathroom and separate study offer versatile accommodation, with the study also suitable as a fifth bedroom.

Externally, a private walled garden features a generous multi-car driveway, lawn and mature trees. To the rear, a secluded courtyard with mature Japanese maples provides a tranquil additional outdoor space.

A remarkable Jesmond home combining luxury, contemporary design and exceptional indoor-outdoor living.

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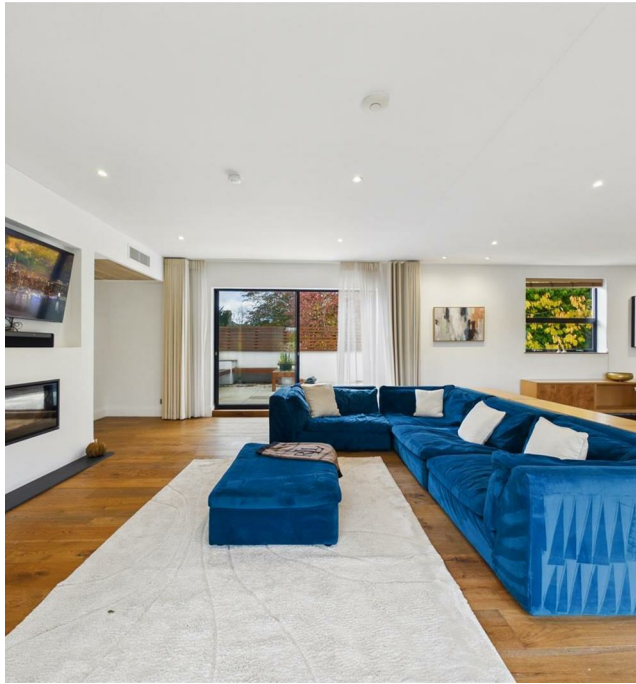
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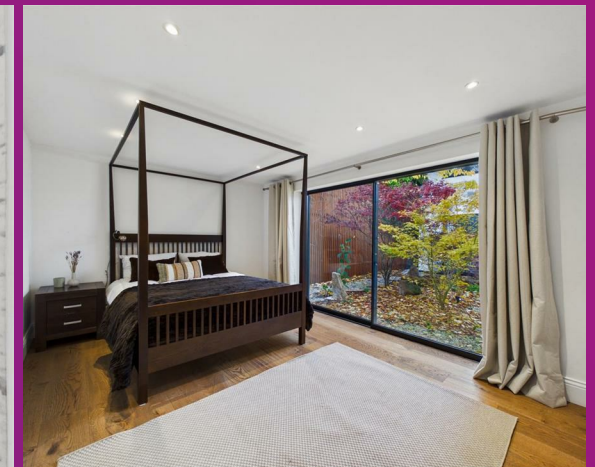
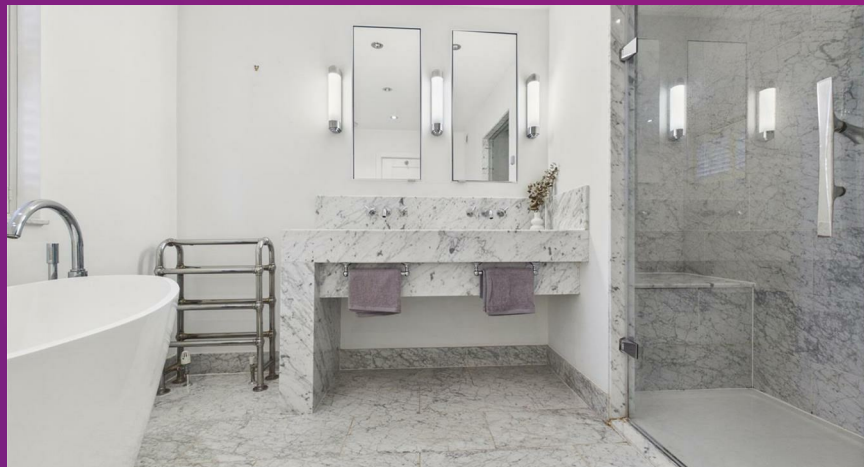
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Floor 0



Floor 1

Approximate total area⁽¹⁾
3010 ft²
Balconies and terraces
271 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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



Environmental Impact (CO₂) 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		

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