



Occupying a prominent position in the heart of Brandling Village Conservation Area, an elegant and fully refurbished Edwardian end-terrace positioned on Kingsland, Jesmond. Originally constructed in the early 1900s, this great family home is one of only a handful of examples of 'Art and Crafts' inspired Edwardian architecture in the city and is within walking distance to some of the region's finest independent schools, Kingsland is also perfectly placed close to the café culture of Clayton Road, Exhibition Park and indeed Newcastle City Centre itself.

Purpose built over three storeys and boasting close to 2,000 Sq ft, the accommodation comprises: entrance lobby through to entrance hall with feature wood panelling, feature fireplace, stairs to first floor, cloaks cupboard, under-stairs WC and Parquet flooring; lounge with walk in bay, feature wood burning stove and Parquet flooring; dining area with feature fire, Parquet flooring, bi-fold doors leading out to the rear yard, open to kitchen with a range of fitted units, work surfaces, some integrated appliances, spot lighting, Parquet flooring and bi-fold doors leading out to the rear yard. The first floor landing gives access to; bedroom one with walk in bay and Parquet flooring; bedroom two with feature fireplace; bedroom three; family bathroom complete with three piece suite, spot lighting and under-floor heating. The second floor landing with generous loft storage access leads to a further three bedrooms, all with feature fireplaces; shower room complete with three piece suite including Crittall glass shower, spot lighting and under-floor heating. Externally, a front town garden and an enclosed, paved rear yard with a separate store room boasting an EV charging point and gated access. Mixing period features and modern detail with excellence, this great family home demands an internal inspection!

Fully Refurbished End-of-Terrace Family Home | Mixing Period Features & Modern Detail with Excellence | 1,965 Sq ft (182.6m<sup>2</sup>) | 'Arts and Crafts' Inspired Edwardian Architecture | Conservation Area | Six Bedrooms | Two Bathrooms plus WC | Lounge | Dining Room Open to Kitchen | Town Garden & Rear Courtyard | Store Room & Loft Storage | EV Charging Point | Excellent Location | Conservation Area | Freehold | Council Tax Band F | EPC Rating: D

**Offers Over £800,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

