



Occupying a prominent position, this period semi detached family home is located on Jesmond Dene Road, High West Jesmond. The property, which is situated between Sturdee Gardens and Matthew Bank, is placed close to excellent local schooling, the Freeman Hospital and is within walking distance to both Ilford Road and South Gosforth Metro Stations, Jesmond Dene and indeed the shops, restaurants and cafés of Jesmond. Gosforth High Street is also just a short walk away.

Boasting almost 2,200 Sq ft over three floors and priced to reflect cosmetic updating, the accommodation briefly comprises: entrance porch through to entrance hall with feature panelling, stairs to first floor and under-stairs WC; sitting room with walk in bay and feature fireplace; dining room with sliding door access to the rear garden; 23ft kitchen diner with dual aspect windows and a range of fitted units and work surfaces; utility room with two Velux windows and both garden and courtyard access. The first floor landing gives access to; four bedrooms, bedroom one with walk bay and bedroom three with an en-suite shower room; family bathroom complete with three piece suite, dual windows and storage cupboard. The second floor landing gives access to; a further two bedrooms, both with sky lights and bedroom five with storage cupboard; bathroom complete with three piece suite and sky light.

Externally to the front, a block paved driveway providing off-street parking, leading to a 19ft garage providing off-street parking/storage together with roller shutter front door access and rear door access to the courtyard. To the rear, a delightful mature garden, laid mainly to lawn with a mixture of mature planting including an apple tree and flowers, block paving including a patio area and all enclosed with fenced boundaries. Offering well proportioned living for a growing family, early viewings are advised.

Semi-Detached Family Home | Priced to Reflect Cosmetic Updating | 2,188 Sq ft (203.2m<sup>2</sup>) | Sitting Room | Dining Room | 23ft Kitchen Diner | Utility Room | 1st Floor Family Bathroom & En-Suite Shower Room | 2nd Floor Bathroom | Front Driveway | 19ft Garage | Centralised Courtyard | Enclosed Rear Garden | Freehold | Council Tax Band E | EPC: D



TOTAL FLOOR AREA: 2188 sq.ft. (203.2 sq.m.) 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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**Offers Over £525,000**

**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.

