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222 Osborne Road  
Jesmond



SANDERSON YOUNG  
estate agents &  
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Price Guide: £499,950



# 222 Osborne Road, Jesmond

## Newcastle upon Tyne NE2 3LB

### SITUATION AND DESCRIPTION

An imposing, five bedroom semi-detached property, well positioned on a corner plot on Osborne Road. Jesmond is considered one of the most culturally vibrant and eclectic areas in Newcastle, and one of the most prosperous areas in the region. Jesmond has top schools, supermarkets and boutique shops, cafes and restaurants, metro links as well as the serene woodland life of Jesmond Dene, all within walking distance of this well positioned residence. This substantial family home is well presented with many original features, its accommodation is set over two floors, with an opportunity to expand into a substantial attic (subject to planning regulations) It also has the benefit of a driveway and landscaped garden at the front, garage, as well as a lawned rear garden.

The accommodation briefly comprises: Entrance porch, reception hallway, cloakroom/wc/utility, fantastic open plan living/dining room, sitting room, study/bedroom five, kitchen, breakfast room, four double bedrooms, bathroom and separate wc. Externally there is a driveway and landscaped garden at the front, garage, as well as a lawned rear garden. No upward chain

The property is offered with vacant possession and viewing is highly recommended in order to appreciate the scale of accommodation on offer.

The property comprises:

#### ENTRANCE PORCH

The entrance porch has timber framed windows with leaded upper panes, tiled flooring and glass door leading to the reception hallway.

#### RECEPTION HALLWAY

14'9 x 11'7 (4.50m x 3.53m) maximum inclusive of stairs  
A welcoming reception hallway with an internal window to the porch, stairs leading to first floor landing, with understairs storage cupboard, security alarm panel and laminate wood flooring. There is a radiator, ceiling coving and coat hooks.

#### OPEN PLAN LIVING/DINING ROOM

15'11 x 13'1 (4.85m x 3.99m) plus 11'11 x 11'3 (3.63m x 3.43m)

This principal reception room has a French door with windows to the rear garden and an additional window to the

rear elevation. There are two shelved storage cabinets to the each alcove, ceiling coving and picture rail, two radiators, laminate wood flooring and a serving hatch to the kitchen.

#### SITTING ROOM

19' x 14'3 (5.79m x 4.34m) maximum into bay

A versatile second reception room with a square bay window to the front elevation with leaded upper panes, ceiling coving, picture rail, radiator, laminate flooring and a telephone point. There is an original period fire with tiled inset, tiled hearth and decorative wood surround.

#### STUDY/BEDROOM FIVE

7'4 x 7'2 (2.24m x 2.18m)

A versatile study or ground floor bedroom with telephone point, radiator, laminate wood flooring and ceiling coving.

#### CLOAKROOM/WC/UTILITY

With frosted sash window to the side elevation, close coupled wc and wash hand basin housed in a vanity unit. There is a utility space with plumbing for a washing machine and a radiator.

#### KITCHEN

11'7 x 8'8 (3.53m x 2.64m)

A galley style kitchen with wood effect wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is an integrated oven, microwave style oven, five burner hob with extractor hood over, dishwasher, fridge and a fridge/freezer. The kitchen has splashback tiling, two windows to the side elevation, spotlighting to the ceiling and tiled flooring. There is a boiler fitted to the wall which serves the ground floor accommodation and open access to the breakfast room.

#### BREAKFAST ROOM

10'5 x 5'9 (3.18m x 1.75m) maximum inclusive of cupboards.

A versatile area with a tiled floor, a door and window to the rear garden, triple storage cupboard with shelving and a radiator.

Returning to the hallway stairs lead to the first floor landing.

#### FIRST FLOOR LANDING

With a stained and leaded frosted feature window to the side



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elevation, ceiling coving, radiator, loft ladder access and a storage cupboard.



#### **SEPARATE WC**

With close coupled wc, frosted window to the side elevation and half tiling to the walls and floor.

#### **FAMILY BATHROOM**

With tiling to the walls and floor this luxury family bathroom has a roll top free standing bath, double walk-in shower cubicle with rain shower head over and a wash hand pedestal basin. There is a frosted window to the rear elevation, spotlighting to the ceiling, mirrored wall cabinet, radiator and storage cupboard housing the first floor central heating boiler.

#### **BEDROOM ONE**

19'9 x 13'3 (6.02m x 4.04m) maximum into bay  
This master bedroom has a square bay window to the front elevation, ceiling coving, picture rail and a radiator.

#### **BEDROOM TWO**

15'3 x 13'3 (4.65m x 4.04m)  
A second double bedroom with a window to the rear elevation overlooking the garden, ceiling coving and picture rail. There is an original open fire with tiled inset and hearth with decorative wood surround, stripped and stained wood flooring and a radiator.

#### **BEDROOM THREE**

13'6 x 11'7 (4.11m x 3.53m)  
A third guest double bedroom with timber framed window to the rear elevation, radiator, ceiling coving and picture rail

and double fitted wardrobes with an additional vanity unit with circular wash hand basin.

#### **BEDROOM FOUR**

11'7 x 8'3 (3.53m x 2.51m) minimum widening to 14'9 (4.50m)  
With a decorative oriel window to the side elevation with window seat, window to the front elevation, radiator, ceiling coving, picture rail and a fitted storage cupboard.

#### **ATTIC**

Substantial size for development (subject to planning regulations)

#### **EXTERNALLY**

To the front of the property is a pillared entrance with driveway providing off street parking and leading to the detached garage with an up and over door. There is a stone flagged pathway with gravelled front entrance, a landscaped front garden and hedge boundary leading to the front entrance porch.

There is a pedestrian side gate leading to the rear garden which is enclosed and predominately laid to lawn with a hedge and fence boundary and accessed via the kitchen/breakfast room and the principal living room.

#### **SERVICES**

The property has mains electric, gas, water and drainage.

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX – Band E**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

#### **ENERGY PERFORMANCE RATING**

Grade: F



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