

18 Grosvenor Place, Jesmond

Newcastle upon Tyne NE2 2RE

SITUATION AND DESCRIPTION

No 18 Grosvenor Place is a beautifully presented mid terrace, three storey family home. The property is very well located in this popular area of Jesmond which runs to the eastern side of Osborne Road. The address is well known for its high quality terraces, and this is a prime example of one of its best homes.

The property was purchased by the current owners in 2007 and since that time has been extensively renovated, refurbished and improved. The house has the benefit of many period quality fireplaces, beautiful tall ceilings with cornicing and a modern central heating system with period style radiators.

The property benefits from replacement double glazed windows providing a mix of uPVC and wood frames, in keeping with the era and style of the house in a traditional sash.

Internally the presentation is of a very high standard with beautiful interior design and decoration. It has a lovely entrance porch and vestibule leading through to the principal hall, to the rear of which is a cloakroom/wc and useful storage space.

The sitting room at the front of the property has a lovely bay window overlooking the west facing gardens and patio as well as a period fireplace.

The dining room at the rear is currently used as a family sitting room and has double doors to the courtyard and patio at the rear and also has a lovely fireplace. The kitchen is one of the most outstanding features of the house and extends in total to 37 square meters. It has a division between the kitchen preparation area with luxurious hi-gloss white and walnut cabinets contrasting well with the granite worktops and fitted by Mowlam and Company. The kitchen is extensively supplied with built-in appliances including a large cooking range, American fridge/freezer, 'Nespresso' coffee machine, microwave oven and steam oven as well as a dishwasher and fitted pantry. It also has instant hot water tap and wine chiller.

The dining/breakfast area has three Velux windows giving great natural light. The kitchen/breakfast room has a Travertine tiled floor with under floor heating and beautiful lighting.

To the first floor the master bedroom stretches the whole width of the house and overlooks the west facing gardens and is set out with a beautiful bay window and fireplace with fitted wardrobes to each alcove. There is a second double bedroom to the rear also with a lovely fireplace and fitted wardrobes to each alcove.

The first floor rear off shoot connects to the family bathroom/wc with a luxurious 'Villeroy & Boch' suite with freestanding bath and separate shower. There is also under floor heating.

There is a laundry room with plumbing and a separate large airing cupboard.

To the second floor there are three further bedrooms and a luxuriously appointed 'Villeroy & Boch' shower room/wc with under floor heating. The bedrooms provide two large double bedrooms and a single bedroom. The two bedrooms to the front of the house have large, west facing dormer windows and enjoy great natural light.

The house has the benefit of a built-in audio and sound system linking to speakers in the majority of rooms which are individually cabled. This Opus sound system will be included with the sale of the house. (speakers and boxes will be available by separate negotiation)

To the front approach of the house there is a west facing landscaped garden with a patio terrace and street parking permit facilities for residents and visitors.

To the rear of the property there is a sun trap courtyard leading to a single garage with extra storage space.

This property is a very fine, three storey house in a popular area which has immediate access to Jesmond's cosmopolitan shopping and restaurant facilities. Waitrose provides one of the best shopping facilities close by and the conservation area of Jesmond Dene is only a short distance away.

This is a beautiful home in a fabulous area and viewing is strongly recommended.

There is an attractive approach to the property with a lovely archway leading to the entrance vestibule with an impressive door, cloak hooks, security alarm panel and an internal glazed and panelled door leading through to the reception hall.

RECEPTION HALL

With lovely super solid wood flooring, two radiators, high ceiling with lovely cornicing, spotlighting to the ceiling and doors leading to the sitting room, dining room, cloakroom/wc and kitchen.



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SITTING ROOM

17'7 x 15'10 (5.35m x 4.83m) into the alcove

A lovely room with an attractive bay window overlooking the front garden. The sitting room has cornicing and plasterwork to the high ceiling and the focal point of the room is the marble Adam's style fireplace with patterned tiled insert and open grate with coal burning effect gas fire and slate hearth. The sitting room has super solid wood flooring, glazed shelving to either side of the chimney breast and wiring for Plasma screen TV as well as wiring for quadrasonic sound and a superb feature radiator.

DINING ROOM

14'7 x 13'10 (4.45m x 4.22m) into alcoves

A lovely room, currently used as a family room, with solid wood flooring, feature radiator and two glazed doors leading to the rear courtyard. There is a beautiful marble Adam's style fireplace with patterned tiled inset and coal burning effect gas fire, fitted bookshelves to either side of the chimney breast, cornicing and rose to the ceiling and wiring for an audio speaker system.

A door connects from the dining room and leads to the kitchen.

KITCHEN/BREAKFAST ROOM

37'8 x 10'9 (11.48m x 3.28m)

A fabulous, welcoming reception space which to foreground of the room is fitted extensively with a beautiful arrangement of high quality base, wall and drawer cabinets by Mowlam & Company, finished in white hi-gloss with chrome handles and walnut fronts to the tall pantry and wall cabinets, the granite worktops contrast very well with the attractive coloured splashbacks. There are two integrated sink units with mono bloc tap and an instant hot water tap incorporating an integrated 'Siemens' dishwasher, 'Miele' steam oven and 'Siemens' microwave oven and a freestanding 'Amana' stainless steel fronted American fridge/freezer with ice and water dispenser, which may be included in the sale. There is also a 'Mercury' freestanding cooking range with two large ovens and a warming drawer, five gas hobs set into a tiled surround with an extractor hood over. Within the kitchen there is a 'Siemens' wine and drinks refrigerator and a 'Nespresso' coffee machine above. The base cupboards have excellent storage pantry drawers. The kitchen/breakfast room has very attractive lighting as well as a pantry unit with spice racks and excellent storage shelving. The Travertine floor tiling runs throughout the kitchen and breakfast area with under floor heating. The kitchen has fitted walnut shelving with crockery storage and hanging rail space with attractive lighting above.

From the kitchen a panelled and glazed door leads to the courtyard connecting to the garage and at the rear of the kitchen the room opens up to provide a family/breakfast room with three Velux double glazed windows to the roof pitch above providing great natural light. This is a beautiful kitchen and day to day living area.

Returning to the entrance hall there is a useful under stairs storage cupboard and a separate door to the cloakroom/wc.

CLOAKROOM/WC

With a white two piece suite including corner wash hand basin with mirror above, close coupled wc with concealed cistern. The cloakroom/wc has high quality tiling to the walls and floor.

The elegant staircase with mahogany hand rail and newel post leads to the first floor landing, with painted wood spindles.

FIRST FLOOR REAR LANDING

With a door leading to the family bathroom, laundry room and a useful storage cupboard with shelving.

FAMILY BATHROOM

A very well appointed and fitted bathroom with a 'Villeroy & Boch' four piece suite including a roll top free standing bath set on wood blocks with side mounted chrome taps, His & Hers wash hand basins with illuminated mirrors above, shaver socket, chrome mono bloc taps and a close coupled wc with a concealed cistern. Within the bathroom there is a separate shower and wet room area with rainfall shower head, foot massage shower and high quality tiling to the walls and floor. There is a Victorian fireplace, spotlighting to the ceiling and a heated chrome towel rail.



LAUNDRY ROOM

6'11 x 7'5 (2.11m x 2.27m)

With Belfast sink unit, wall mounted Worcester gas central heating boiler, plumbing for a washing machine and tumble dryer, excellent general storage space and spotlighting to the ceiling.

FIRST FLOOR LANDING

With period style radiator and two doors leading to the bedroom accommodation.

MASTER BEDROOM SUITE

17'8 x 21'1 (5.40m x 6.43m) into the bay and alcoves

This fabulous bedroom stretches over the width of the house and has a lovely bay window to the front of the house overlooking the gardens, high ceilings with cornicing and plasterwork, period radiator, period fireplace with detailed surround, patterned tiled insert, open grate with coal burning effect gas fire and slate hearth. There is wiring for a Plasma screen TV to the chimney breast, built-in wardrobes to the alcoves with excellent hanging and storage space.

BEDROOM TWO

14'10 x 13'11 (4.53m x 4.23m)

With a period style radiator, built-in wardrobes to the alcoves, lovely period fireplace with high mantle surround, patterned tiled insert, open grate, coal burning effect gas fire and slate hearth, high ceilings and cornicing.

The staircase then continues and leads to the second floor of the property, with great natural light from the large Velux window to the roof.

BEDROOM THREE

14'5 x 10'11 (4.39m x 3.32m)

With a sash window to the gable, period style radiator, Velux window to the roof pitch giving superb light to the room, period fireplace with inset mirror and open grate, wiring for speakers and audio system and spotlighting to the ceiling. There is a door leading to the shower room.

SHOWER ROOM

Fitted with wall hung 'Villeroy & Boch' His & Her vanity wash hand basins with chrome mono bloc tap, circular mirrors above, attractive lighting, shaver sockets, heated chrome towel rails, close coupled wc with concealed cistern, separate shower cubicle with glass dividing screen, rainfall shower head, separate foot massage shower and impressive tiling to the walls and floor.

SECOND FLOOR LANDING

Stairs then continue to the main second floor landing with two doors leading to further bedroom accommodation,

BEDROOM FOUR

20'6 x 12'9 (6.25m x 3.88m) into dormer window

A very light and bright room with a dormer window to the front elevation and a Velux window to the rear roof pitch, spotlighting to the ceiling, exposed roofing timbers, two period radiators, built-in double wardrobes and wiring for sound system.

BEDROOM FIVE

11'5 x 6'8 (3.46m x 2.04m)

With eaves storage, spotlighting to the ceiling, double glazed dormer window with west facing aspect, period style radiator and wiring for speakers.

EXTERNALLY

To the front of the property there is permit parking for residents and visitors. The house enjoys a well presented west facing garden which includes a long path with gated entrance leading to the entrance door. The gardens have been well landscaped with shrubs and bushes, timber sleeper beds with pebbled areas and attractive herbaceous borders. There is a lovely stone flagged terrace and patio adjacent to the sitting room, which is lovely for summer afternoons and early evenings.

To the rear of the property there is a very well presented town courtyard and patio which provides a sun trap to the house and is finished off well with a stone flagged terrace.

A door leads from the courtyard to the garage.

GARAGE

17'6 x 8'9 (5.32m x 2.66m)

With folding screen doors, fluorescent tube lighting, storage space, cold water tap and power and lighting.

SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

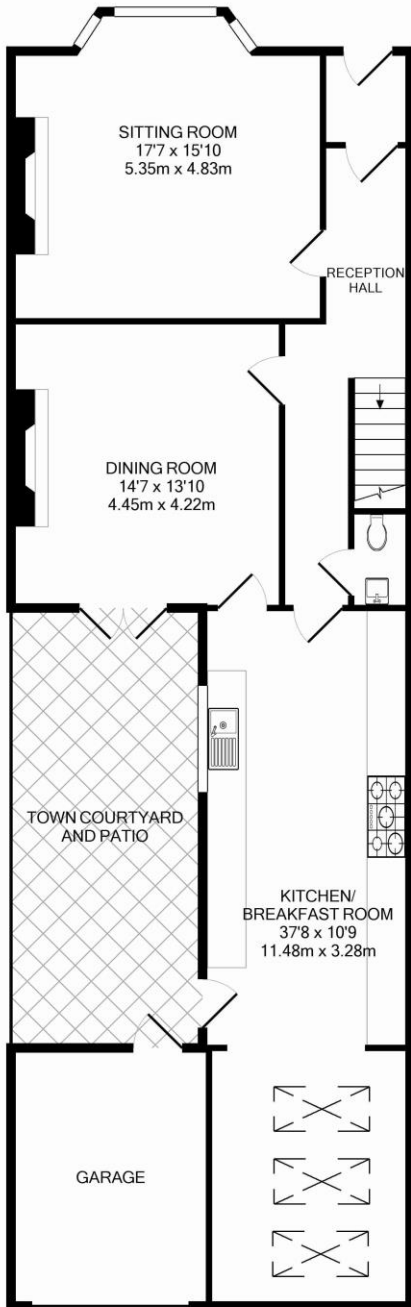
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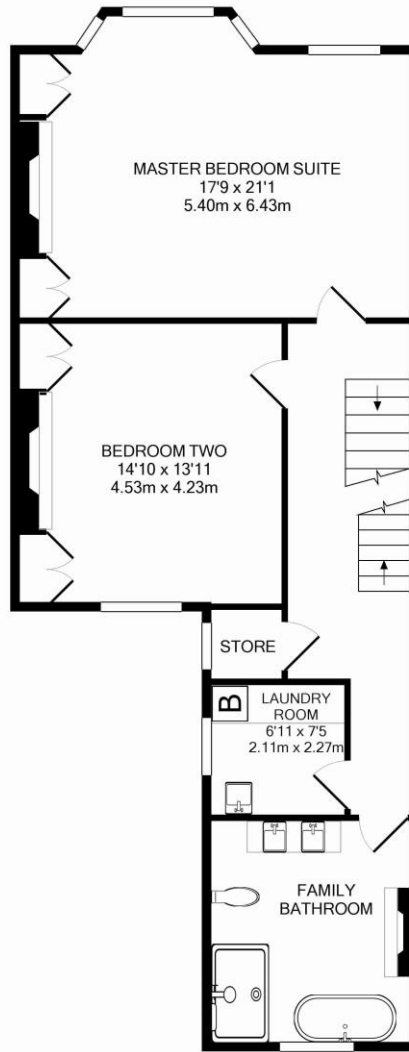
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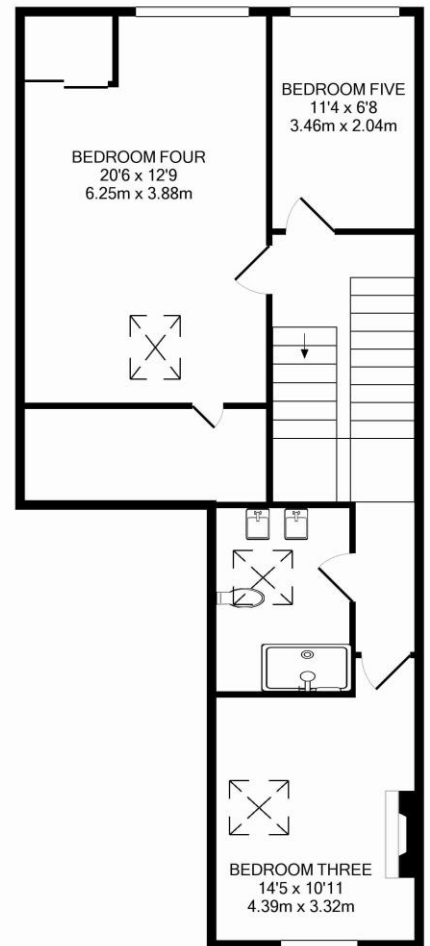
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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