



42 Grosvenor Place, Jesmond, Newcastle upon Tyne NE2 2RE

SITUATION AND DESCRIPTION

An excellent six bedroom family home, with well-proportioned accommodation set over three floors, a beautiful mature landscaped front garden, enclosed courtyard and a large double garage. The superb terraced house has some individual 1970's architectural design features, whilst still retaining some traditional features including wood flooring, decorative ceilings and cornicing, and does requires some modernisation and updating.

The accommodation briefly comprises: vestibule, reception hallway, living room, open plan dining room, kitchen, utility/laundry, cloakroom/wc, magnificent drawing room, two first floor bedrooms, family bathroom/wc, second floor, kitchen/bedroom, shower room and separate wc, three further second floor bedrooms, landscaped west facing front garden, enclosed courtyard, large double garage, no upward chain.

This superb family home is ideally located and only a short walk from the wide variety of shops, including the recently opened Waitrose, cafes and restaurants Jesmond offers, with nearby leisure facilities including a swimming pool, tennis courts and a Library, the West Jesmond Metro station, and schooling for all ages.

The property comprises:

ENTRANCE VESTIBULE

An original panelled door leads to the vestibule, with coir matting, deep skirting, decorative ceiling cornicing and a dado rail.

A glazed door leads from the vestibule to the reception hallway.

RECEPTION HALLWAY

A lovely reception hallway, which is open plan to the dining room, with maple wood flooring, deep skirting, a radiator, decorative ceiling cornicing, and a traditional staircase leading to the first and second floor bedroom accommodation.

LIVING ROOM

16'1 x 19'1 (4.90m x 5.82m) maximum into alcoves and bay
A generous living room, with a sash bay window to the front elevation overlooking the garden, and a chimney breast with alcoves to either side which benefit from bespoke wooden storage units. The living room has deep skirting, a radiator and decorative ceiling cornicing.

OPEN PLAN DINING ROOM

22'4 x 15'7 (6.81m x 4.75m) maximum inclusive of stairs
With a continuation of the maple wood flooring from the reception hallway, a beautiful open plan dining room with excellent natural light from the glazed doors opening on to the rear courtyard. The dining room has wall mounted storage cupboards, decorative ceiling cornicing, a chimney breast with alcoves to either side and an open fireplace with a 'Piazzetta 905 Romeo' gas fired stove. The dining room has a radiator, under stairs storage cupboards and opens to the kitchen.

KITCHEN

15'1 x 11'1 (4.60m x 3.38m) maximum inclusive of cupboards
The kitchen is fitted with an extensive range of wall and floor cabinets in a white laminate finish with melamine work surfaces, and incorporates a stainless steel one and a half sink, space for a fridge freezer and cooker, plumbing for a dishwasher, integral two burner gas hob. The kitchen has shelving to the wall, a double glazed window overlooking the courtyard and a doorway leading to the laundry/utility room.

LAUNDRY/UTILITY ROOM

7'8 x 11'8 (2.34m x 3.56m)
The laundry has wall mounted storage, a pulley clothes airer, 'Vaillant' wall mounted 'Eco Tec 837' condensing combination boiler, a window overlooking the side elevation, inset stainless steel sink, plumbing for washer/dryer, storage area and doors to the double garage and cloakroom/wc.

CLOAKROOM/WC

With a close coupled wc, wall mounted corner sink and a wall mounted mirror.

FIRST FLOOR HALF LANDING

With ceiling cornicing and access to bedroom one and the bathroom.

BEDROOM ONE

11'10 x 11'6 (3.61m x 3.51m) maximum
A double bedroom, with a sash window to the rear elevation, a radiator and cast iron fireplace to the chimney breast.

FAMILY BATHROOM

6'9 x 6'9 (2.06m x 2.06m) plus 3'7 x 3'8 (1.09m x 1.12m)
The family bathroom has a white suite comprising; bath with 'Mira' mains powered shower over, low level wc, wash hand basin and bidet. The bathroom has a feature circular window to the side elevation, and towel rail.



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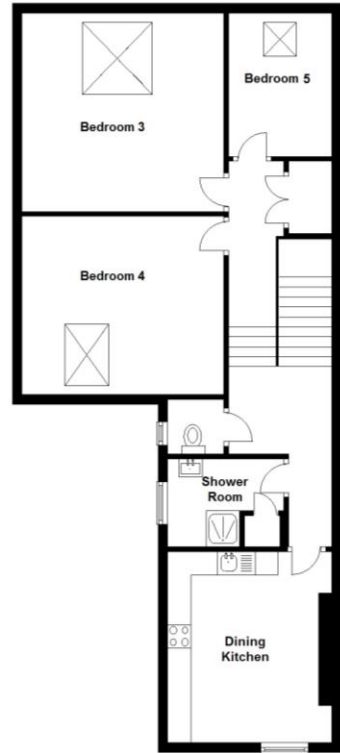
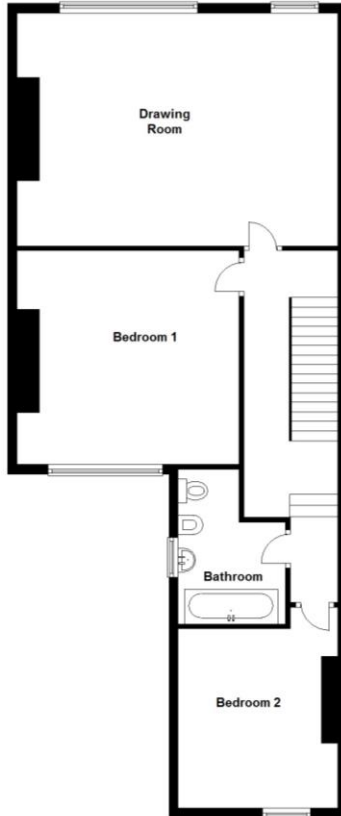
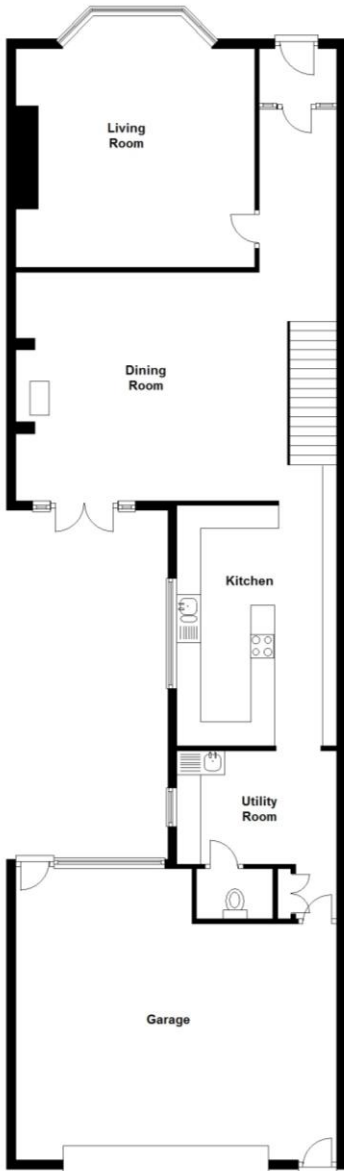
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Not to scale. For identification only



FIRST FLOOR LANDING

The first floor landing has a continuation of the balustrade staircase to the second floor, ceiling cornicing and access to bedroom two and the drawing room.

BEDROOM TWO

15'5 x 15'3 (4.70m x 4.65m) maximum

This large double bedroom has sash windows to the rear elevation, ceiling cornicing, a radiator and a chimney breast with alcoves to either side.

DRAWING ROOM/BEDROOM THREE

22'5 x 15'7 (6.83m x 4.75m)

A magnificent drawing room which could be used as a master bedroom, spanning the full width of the house, with superb natural light from the large picture window overlooking the front elevation and garden and additional sash window. The drawing room has storage and shelving spanning the full width of the room, a radiator, book shelves and decorative ceiling cornicing.

SECOND FLOOR HALF LANDING

Giving access to bedroom four and the shower room.

BEDROOM FOUR/KITCHEN

13'2 x 11'5 (4.01m x 3.48m) maximum into alcoves

The kitchen, which could equally be used as a bedroom, has a sash window overlooking the rear elevation, chimney breast with period cast iron fireplace, a radiator and a range of wall and base cabinets with a stainless steel sink and drainer, space for a slot-in cooker, space for a fridge and plumbing for a washing machine.

SHOWER ROOM

5'7 x 7'6 (1.70m x 2.29m) maximum

The shower room has a mains shower, wash hand pedestal basin, window to the side elevation and large chrome heated towel rail.

SEPARATE WC

With a window to the side elevation and a wc.

SECOND FLOOR LANDING

The second floor landing has a large storage cupboard, roof light and doors leading to three further bedrooms.

BEDROOM FIVE

12'3 x 14' (3.73m x 4.27m)

A large bedroom with a 'Velux' window to the rear elevation and a radiator.

BEDROOM SIX

13'8 x 13'6 (4.17m x 4.11m)

A versatile double bedroom with large 'Velux' window to the front elevation and two radiators.

BEDROOM SEVEN/STUDY

7' x 9'9 (2.13m x 2.97m)

A single bedroom with a roof light, radiator, eaves storage and access to the loft.

GARAGE

22'6 x 19'8 (6.86m x 5.99m) maximum

A large double garage with electric and power, wall shelving, 'Glideroll' shutter door with glazing above and a door to the rear lane.

EXTERNALLY

To the front of the property there is a beautiful west facing garden, which has been landscaped with stone paving and raised flower beds. There is a feature water fountain and a good variety of mature trees and shrubs including a magnificent magnolia tree, with ornate cast iron railings and a gate to the front.

To the rear of the property is an enclosed east facing stone paved courtyard area with access to the double garage.

No upward chain.

SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E



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