



*Passionate people. Passionate places.*

[www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)



4 Highbury

Jesmond



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £645,000



# 4 Highbury, Jesmond, Newcastle upon Tyne NE2 3BX

## SITUATION AND DESCRIPTION

Very well located in a prime area of Highbury is this elegant and substantial, three storey, six bedroom terraced house. The property has been exceptionally maintained, with fabulous internal fittings including a high quality kitchen and stunning bathrooms, as well as newly fitted gas central heating boiler, UPVC sash style windows and hardwood flooring. This excellent family home boasts elevated open aspect views towards the Town Moor.

The accommodation briefly comprises: entrance hall, sitting room, fabulous open plan kitchen/ family room, utility/laundry room, cloakroom/wc, master bedroom with dressing room, second double bedroom, family bathroom, shower room/wc, 4 second floor bedrooms, second floor shower room, front garden, rear courtyard, garage with low level roof pitch providing children's playroom/study

The house has great character, with high ceilings, cornicing and panelled doors. Highbury is very well regarded because of its ease of access into the centre of Jesmond, as well as the Metro station, which links throughout Tyneside.

The property comprises:

Access to the front of the property is via a fabulous entrance portico, with panelled door with brass furniture leading through to the entrance vestibule

## ENTRANCE VESTIBULE

With doormat well, useful storage cupboard accommodating the electric and gas meters and electric fuse boxes. From the entrance vestibule a panelled and glazed door leads through to the reception hallway.

## RECEPTION HALLWAY

The reception hallway has impressive wood flooring, two single panelled radiators, deep skirting boards, dado rail, picture rail, high ceilings and cornicing. There is a useful small under stair storage cupboard as well as a larger, shelved storage cupboard. Two doors lead off to the principal accommodation.

## SITTING ROOM (front facing)

18'6 x 15'2 (5.63m x 4.61m)

A beautiful room with a west facing aspect overlooking the front garden, adjacent allotments and Town Moor. The room has a bay window, tall ceilings, cornicing and a lovely marble fireplace with patterned tiled insert, marble hearth and coal burning effect gas fire. There is a TV aerial point, double panelled radiator and attractive decoration.

## FAMILY BREAKFAST ROOM (rear facing)

16' x 16'9 (4.87m x 5.12m)

This family breakfast room has been extensively altered and remodelled and provides a fabulous day to day living area. The breakfasting area, part of the extension to the house, under a lantern light set into the ceiling, which gives good natural light, as well as the room having glazed double doors onto the side courtyard. There is wiring for Plasma TV providing an ideal entertainment area, spotlights to the ceiling, central heating radiator, double glazed window overlooking the

courtyard and impressive wood flooring. Doors lead to a separate cloakroom/wc and utility/laundry room. The family breakfast room then returns through two archways to the kitchen.

## KITCHEN (rear facing)

13'11 x 14'7 (4.22m x 4.41m)

The kitchen occupies the former dining room space and is beautifully equipped with an extensive arrangement of cream fronted base, wall and drawer cabinets with granite work surfaces incorporating a central island unit, with stainless steel sink unit, separate waste and monobloc tap. Integrated appliances include a Bosch five ring gas hob with contemporary extractor hood over. There are two separate wine cabinets with glazed fronted doors, Samsung American fridge/freezer with ice and water dispenser. The focal point of the room is the British Racing Green and Black AGA with two ovens and two hot plates. The AGA is gas fired and set into the chimney breast with exposed wood mantle above. There is attractive cornicing and spotlighting to the high ceiling, tiled flooring with plinth spotlighting set into the skirtings. The central island has a breakfast bar and an integrated John Lewis dishwasher.

## CLOAKROOM/WC

With close coupled wc, wash hand pedestal basin, half wall height tiling, single panelled radiator and wood flooring.

## UTILITY/LAUNDRY ROOM (rear facing)

11'8 x 6'5 (3.55m x 1.94m)

A very useful space providing a good utility and laundry room with plumbing for an automatic washing machine set into a fitted work bench. There is a wall mounted central heating boiler and a glazed door leading onto the side courtyard. The utility area has a pitched ceiling above with Velux window to one pitch and a staircase that leads to a very useful children's playroom/storage area, which is a very clever design set within the roof pitch above the garage.

## PLAYROOM/STORAGE AREA

11'8 x 19'10 (3.55m x 6.03m) ceiling height at the ridge 5'3 (1.58m)

The playroom is only suitable for young children but is carpeted and painted, and has natural light from the Velux window into the roof pitch as well as central lighting to the ceiling.

Returning to the entrance hall the elegant staircase with its beautiful mahogany handrail and newel post, leads to the first floor landing.

## FIRST FLOOR REAR LANDING

With dimmer switch and two doors leading off to the bathroom and shower room.

## FAMILY BATHROOM

Superbly and beautifully designed, the bathroom has a four piece suite including wall hung wash hand basin, monobloc tap, close coupled wc, double shower with drying area, curved glass screen surround, quality rainforest shower head and alternating shower spray head and side jets. The feature of the bathroom is the tub bath with free standing chrome hot and cold taps and separate foot shower spa. There is Travertine wall and floor tiling, two windows with plantation shutters to the rear and side elevations, spotlighting, under floor heating and heated chrome towel rail.



**Gosforth Office**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2130033  
f: 0191 2233538

**Regional Lettings**  
95 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2550808  
f: 0191 2233538



**Ponteland Office**  
Coates Institute  
Main Street  
Ponteland

t: 01661 823951  
f: 01661 823111





#### **SEPARATE SHOWER ROOM**

With Travertine wall and floor tiles, three piece suite including a close coupled wc, wash hand pedestal basin with mirror above, shaver point, heated chrome towel rail, separate corner shower cubicle with alternating shower head, and spotlights to the ceiling.

#### **FIRST FLOOR LANDING**

With two doors leading to the bedroom accommodation

#### **MASTER BEDROOM (front facing)**

20'10 x 18'4 (6.36m x 5.58m) into bay window

This is a fabulous room, very much a feature of these beautiful houses, sometimes utilized as a drawing room, but in many cases a master bedroom, of which this is a fine example. What is particularly impressive is the way it has a cleverly designed partial division to the centre of the room which divides the entrance area to a dressing room with built-in double wardrobe with black glazed fronted and wood surround, sliding doors floor to ceiling, providing excellent general storage space. The dressing area has a window looking due west, over the gardens. There is a double panelled radiator. The partial division separates the master bedroom area where it has a beautiful bay window with a stunning open view to the west, overlooking the allotments, adjacent mature trees and Town Moor. The room has two double panelled radiators, picture rail, ceiling cornicing and wiring for Plasma TV. A very impressive room.

#### **BEDROOM TWO (rear facing)**

14' x 14'6 (4.28m x 4.42m)

A light and bright room, with sash windows overlooking the rear of the house and radiator.

The mains stairs continue and lead to the second floor of the property with natural light to the staircase from the Velux window set into the roof pitch.

#### **BEDROOM FIVE (rear facing)**

13'2 x 9'10 (4.01m x 3m)

Set into the rear off shoot, with sloping ceiling to one side, double panelled radiator, wall paper decoration and double glazed window overlooking the rear.

#### **SHOWER ROOM**

With tiling to the walls and floor, wash hand pedestal basin, close coupled wc and corner shower cubicle. There is a Velux double glazed window, expelair unit, single panelled radiator, shaver socket and a door leading to a useful, general storage cupboard.

The principal second floor landing has useful storage cupboards, double panelled radiator, access to the roof void for storage and doors leading to three bedrooms.

#### **BEDROOM THREE (front facing)**

14'7 x 12'10 (4.43m x 3.92m) into the dormer window

A stunning, light and bright room with double radiator giving tremendous views and access into the eaves for storage.

#### **BEDROOM FOUR (rear facing)**

13' x 11'4 (3.96m x 3.46m)

With double glazed dormer window to the rear, double panelled radiator and access into the eaves for storage.

#### **BEDROOM SIX/STUDY (front facing)**

8'5 x 6'4 (2.57m x 1.93m)

Ideal as a nursery room or a study. The room has a single panelled radiator, access into the eaves and a double glazed Velux window into the roof pitch.

#### **EXTERNALLY**

To the front of the house there is residents' parking available with parking permits. The approach to the property is attractive with a hedge boundary and stone pillared surround to the wrought iron gate, leading up to the main entrance door. The front garden is west facing, ideal for summer afternoons and early evening. There is a lawned garden with flower borders and an impressive portico which surrounds the main entrance.

To the rear of the house there is a small courtyard separating the breakfast area and the utility room, ideal for flower tubs and hanging baskets.

The rear also accommodates a single garage.

#### **GARAGE**

20'3 x 11'11 (6.18m x 3.63m)

With up and over electrically operated garage door, fluorescent tube lighting, excellent storage space and power supply.

#### **SERVICES**

The property has mains electricity, gas, water and drainage

#### **TENURE**

Freehold

#### **COUNCIL TAX**

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

#### **ENERGY PERFORMANCE RATING**

Grade: D



**Alnwick Office**  
31-33 Bondgate Within  
Alnwick  
Northumberland

t: 01665 600170  
f: 01665 606984



**Regional Office**  
The Old Bank  
30 High Street  
Gosforth  
Newcastle upon Tyne

t: 0191 2233500  
f: 0191 2233505



**Mayfair Office**  
Cashel House  
15 Thayer Street  
London  
W1U 3JT

t: 0870 112 7099  
f: 020 7467 5339





**SANDERSON YOUNG**  
estate agents &  
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

**Gosforth Office**

High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

S082 Printed by Ravensworth 01670 713330