



rare!

From Sanderson Young



The Croft, 2 Adderstone Crescent
Jesmond



The Croft, 2 Adderstone Crescent, Jesmond, Newcastle upon Tyne NE2 2HH

Guide Price £2,500,000

The Croft is fabulously located on the corner frontage of Adderstone Crescent and Lindisfarne Road. The house was originally built in 1925 and a significant addition was added in 1936. The current owners purchased the house in 1987 and since that time have carried out significant improvements, remodelling and refurbishment works. In circa 2008 the house had a fabulous single storey extension added on its western elevation and conversion of the roof space to create beautiful reception rooms and more bedrooms to the property, as well as wiring works carried out with circuit breaker control panel. The house has a great deal of style and character with beautiful cross leaded windows which are double glazed and set in wood frames to part of the house and retaining the original cross leaded period windows to the front of the house. The property has the benefit of a modern gas radiator central heating system and a separate hot water system from the second floor of the house.

Ground floor: Entrance vestibule | Hallway | Fabulous drawing room to the west wing with impressive fireplace | Beautiful conservatory and garden room | Family room | Dining room with French door to the garden | Fully integrated family kitchen/breakfast room with beautiful AGA | Utility and laundry room | First floor: Master bedroom suite with private corridor, dressing area and luxurious en-suite shower room | Three further double bedrooms | Single bedroom with interconnecting doors to one of the double bedrooms | Well-appointed and recently refurbished family bathroom | Second floor: Two further teenager's bedsitting rooms | Lovely en-suite shower room

Externally the gardens and grounds surround the property on all sides with the southern elevation having its large frontage on to Lindisfarne Road. It has double gates leading to a pillared entrance to an open block paved courtyard and parking area which leads to an integral single plus garage as well as the side where there is a hardstanding for many further cars. The rear courtyard has a secure area ideal for pets and animals and the principal gardens and grounds extend to the south and western elevations, where they lie adjacent to the main reception rooms. The gardens are set out with lawned areas and a brick wall boundary with a variety of maturing trees and shrubs giving good privacy and screening.

Tenure: freehold | Services: mains electricity, gas, water & drainage | Council tax: Band G | EPC Rating: D

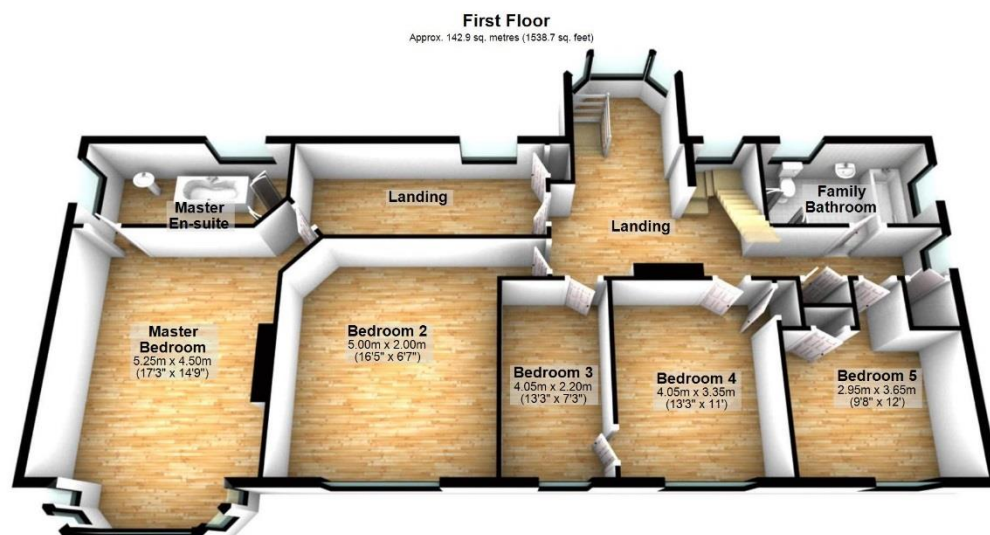
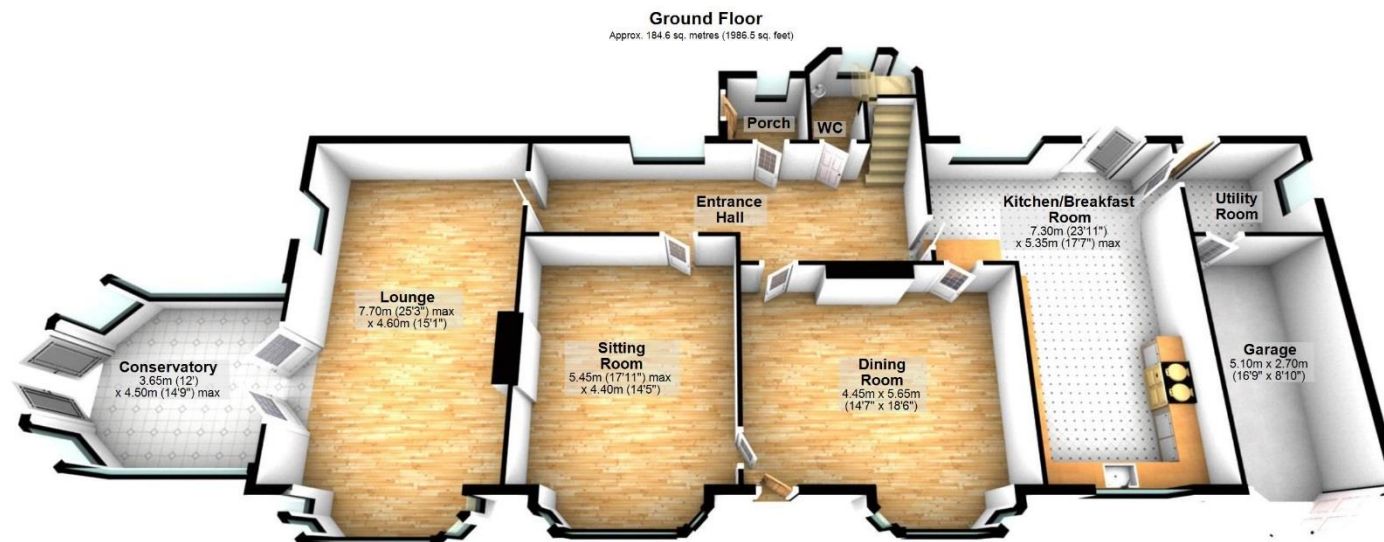
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Total area: approx. 375.2 sq. metres (4039.0 sq. feet)

This floor plan is for illustrative purposes only and whilst every attempt has been made to ensure its accuracy, all measurements are approximate and internal elements only indicative of size and position and no responsibility is accepted for any error, omission or misrepresentation.
Plan produced using PlanUp.

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