



rare!
From Sanderson Young



26 Osborne Avenue
Jesmond



26 Osborne Avenue, Jesmond, Newcastle Upon Tyne NE2 1JR

Guide Price £925,000

26 Osborne Avenue represents a very fine, three storey, end terrace family home with great style and character, located in a prime residential area. The property is set back from Osborne Avenue and lies adjacent to the Northumberland County Cricket Club with tremendous views to the south towards the pitch. The property was purchased by the current owners in 2016 and since that time over £100,000 has been invested in the refurbishment of the house. The property offers exquisite accommodation with many tasteful, individual features and is presented to an extremely high standard with solid oak panelled internal doors, good quality double glazed windows in wood frames, many retaining stained glass and leaded features, a 'state of the art' gas central heating system with period, cast iron radiators and a comprehensive alarm system. Externally, to the front of the house electrically operated entrance gates, with intercom, give access into the south facing front gardens with a lovely illuminated path, beautiful lawns and well stocked borders. The rear enclosed patio terrace has also been professionally landscaped with a fabulous raised up timber deck area extending from the kitchen, all weather grass, superb sculptures, professional lighting and beautiful paving; there is a large, detached double garage with electrically operated doors and on site parking or a workshop for those restoring cars. 26 Osborne Avenue is a highly impressive, and truly unique, family home, located in an enviable part of Jesmond which enjoys close accessibility into the conservation area of the Dene and with ease of access to nearby shopping facilities, schools and into Newcastle city centre with its hospitals and universities.

Reception hall with beautiful flooring, a lovely feature throughout the majority of the ground floor | Main family day room, stretching the whole depth of the property, with bay window and superb fireplace | Highly impressive kitchen, leading from the family room with large cooking range and central island | Formal sitting room with bay window, beautiful fireplace and high ceilings with elaborate cornicing | Fully acoustic professional cinema room with screen and free standing seating and lounging areas which may be available by separate negotiation | Cloakroom/wc | Utility/store room | Wash room | First floor: large master bedroom suite with extensively fitted, walk through dressing room and luxury en suite bath and shower room with stunning tiling and lighting | Guest double bedroom with en suite bathroom | Third double bedroom with en suite, also accessible via a separate staircase | Study/working office or sixth bedroom | Second floor: two very large bed/sitting rooms, both with en suite bath and shower rooms | Useful box/general store room | Services: Mains gas, electricity, water and drainage | Tenure: Freehold | EPC Rating: D | Council Tax Band: G

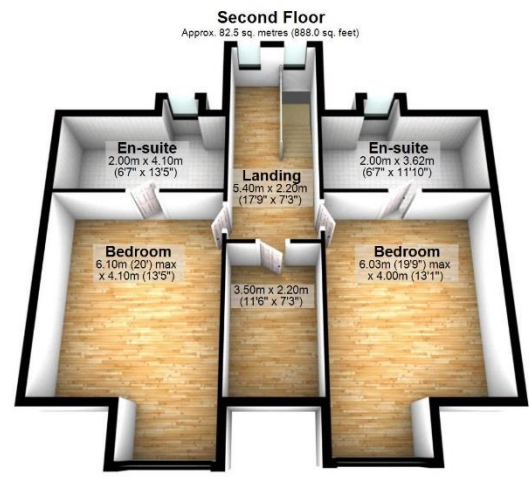
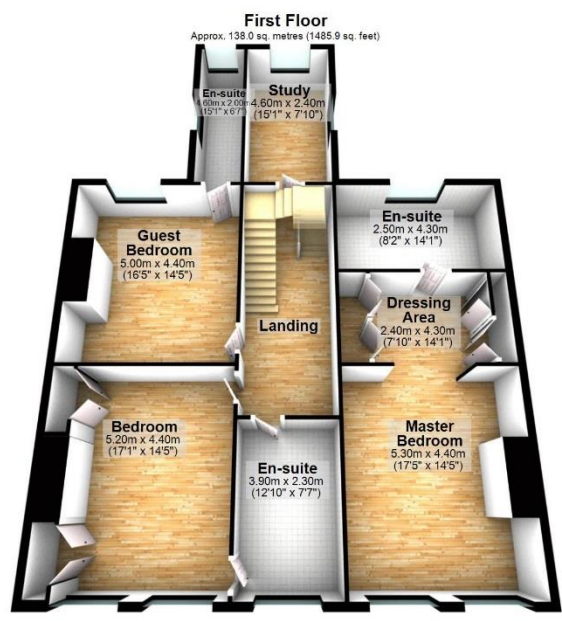
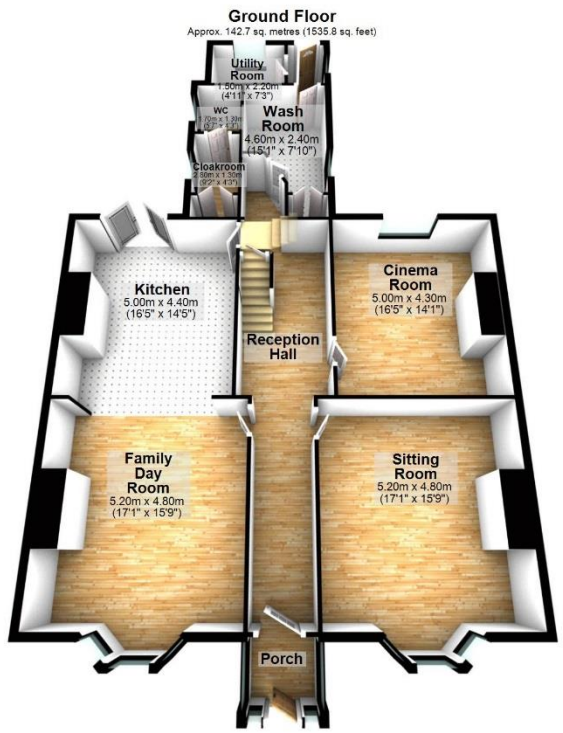
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Total area: approx. 363.2 sq. metres (3909.7 sq. feet)
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