



5 Ruthven Court
10 Adderstone Crescent | Jesmond





5 Ruthven Court, 10 Adderstone Crescent, Jesmond, Newcastle upon Tyne NE2 2HH

Guide Price £695,000

This detached, modern, two storey bungalow is ideally situated on Adderstone Crescent, Jesmond. The property itself, which is located at Ruthven Court, was originally constructed by Banyard in the mid 1980's and is set behind secure, electronic iron gates. The property offers modern style living on one of Newcastle's most prestigious residential locations. Adderstone Crescent, which is ideally situated in the heart of Jesmond and set within Jesmond Dene Conservation Area, is well placed to access all Jesmond has to offer including its countless shops, restaurants and cafes.

Boasting close to 2,200 Sq ft, the property comprises: lobby; entrance hall with spiral staircase to the first floor, store cupboard, access to integral garage and a stylish, fully tiled ground floor shower room and W/C; 19ft kitchen/diner with integrated appliances, breakfast bar and vaulted ceiling with French doors leading to the garden and terrace with double doors that give access to the lounge/diner; 24ft lounge/diner with several windows to the south side and door back to hallway; bedroom three with fitted storage and desk area to the ground floor. The stairs to the first floor give access to a light and airy landing with roof light and a generous 20ft master suite with three 'Velux' windows, dressing area, eaves storage and access to a stylish re-fitted bathroom/en-suite; bedroom two with 'Velux' window and fitted storage; utility room. Externally, the property benefits from a block paved driveway offering off street parking for two vehicles and access to a integral 17ft garage with electronic door to the front. A private, south-west facing garden and terrace is provided to the side and rear. Double glazed throughout, with gas 'Combi' central heating and air conditioning, early viewings are strongly advised.

Detached Modern Home | 2,176 Sq ft (202.1m²) | Three Bedrooms | 24ft Lounge/Diner | 19ft Kitchen/Diner with Integrated Appliances | Ground Floor Shower Room & WC | Generous Master Suite with Dressing Room | Stylish Re-Fitted Bathroom/En-Suite | Utility Room | Secure Off Street Parking | 17ft Integral Garage | Secure Electronic Entry Gates | Jesmond Dene Conservation Area | Prestigious Location | Air Conditioning

Services: mains electricity, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | EPC Rating: F

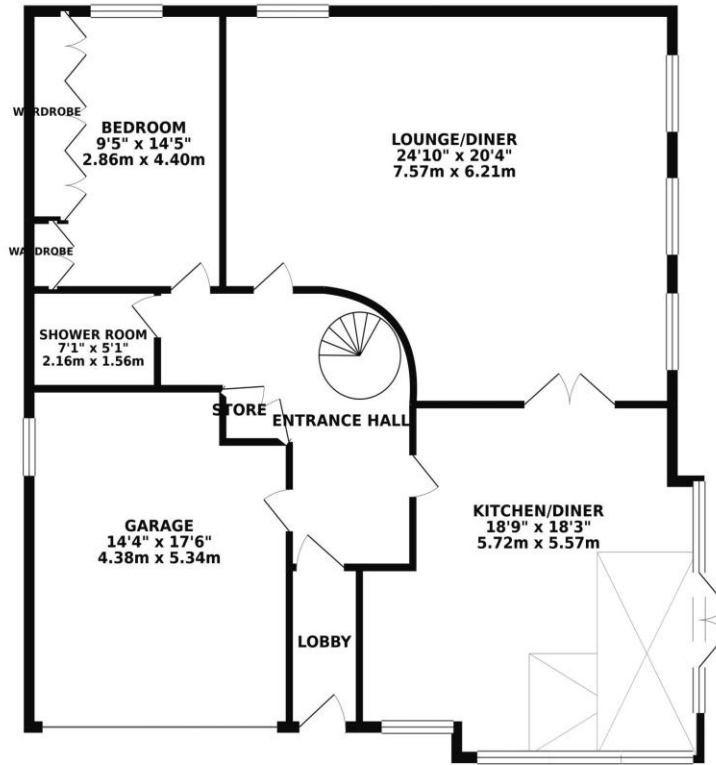




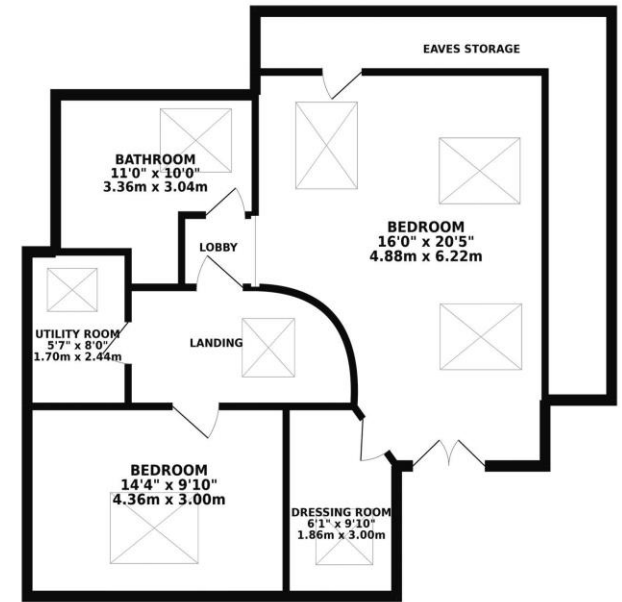




GROUND FLOOR 1357.15 sq. ft.
(126.08 sq. m.)



1ST FLOOR 818.49 sq. ft.
(76.04 sq. m.)



TOTAL FLOOR AREA : 2175.64 sq. ft. (202.12 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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