



# 68 Fern Avenue

Jesmond

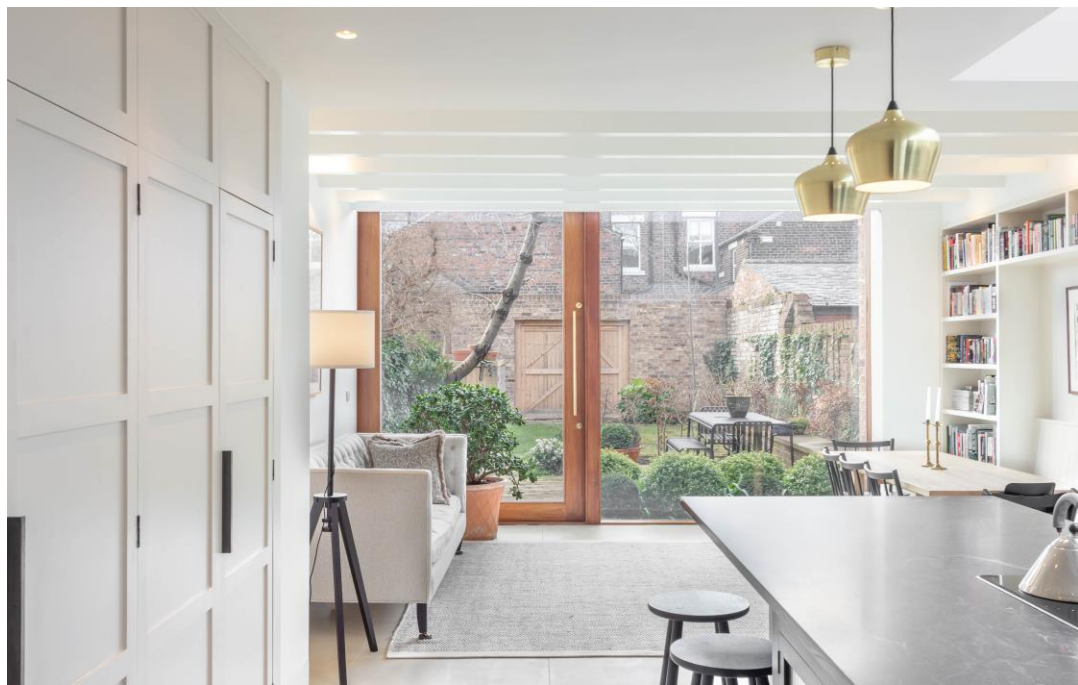


SANDERSON  
YOUNG









## 68 Fern Avenue Jesmond, NE2 2QY

A marriage of clean architectural lines and subtle period features!

Occupying a lovely south backing position on the desirable Fern Avenue, Jesmond, is this beautifully renovated, four bedroom Victorian terrace family home. The house's interior design marries pared back period features with a minimalist aesthetic to create expansive spaces filled with natural light. An immaculate walled, south facing garden unfolds at the rear of the house which has been carefully landscaped with a dining area.

The property, which was purchased by the current owners in 2018, has since undergone a full transformation throughout and has been extended to now offer one of the finest period terraced homes in the area.

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### Price Guide:

Guide Price £850,000

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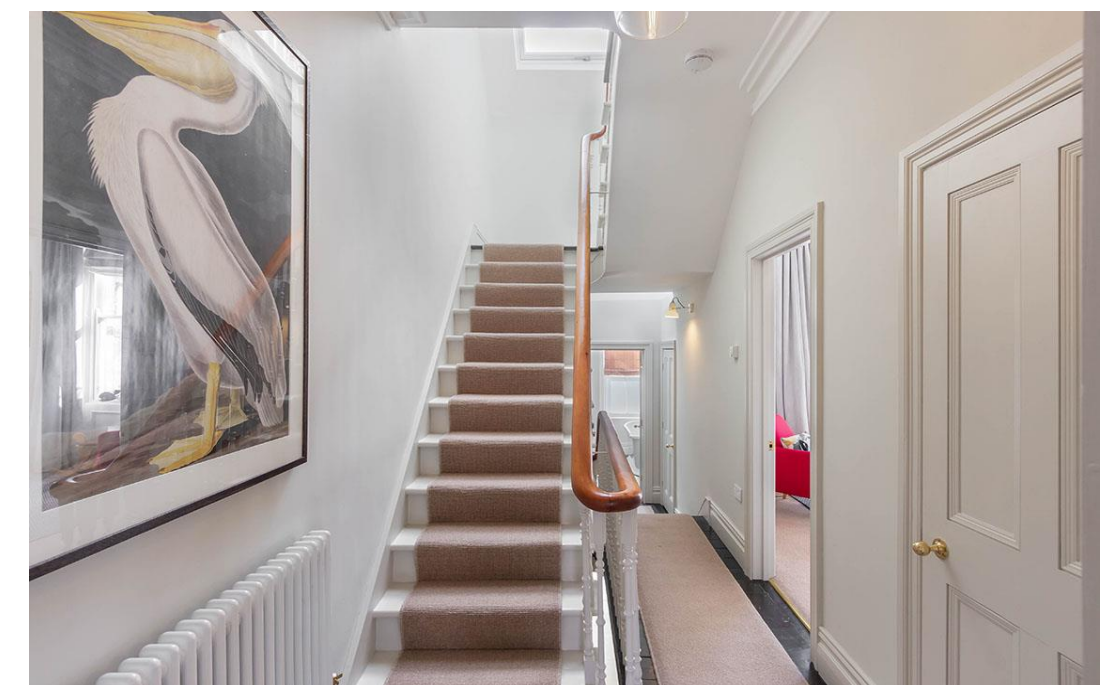
The internal accommodation comprises : Lobby | Entrance hall, which is open to the kitchen and family space, with solid wood flooring, staircase leading to the first floor landing and under-stairs ground floor WC | Lounge, again with solid wood flooring, walk in bay window with period marble fireplace and wood burning stove | Family room, which is open to both the hallway and the kitchen with study area, decorative coving and again with solid wood flooring.

To the very rear of the ground floor is a magnificent, open plan kitchen, dining and living space with sandstone tiled flooring, bespoke and handmade timber kitchen with solid oak drawers, integrated appliances and large central island with breakfast bar and stone work surfaces with glazed atrium.the living and dining space enjoys a lovely fitted dining area with further fitted storage and a fully glazed south facing window which floods the space with natural light and offers a full height, floor to ceiling glazed door leading out to the rear gardens. The kitchen area also offers access to further bespoke fitted storage with utility and pantry cupboards.

The stairs then lead up to the first floor landing which gives access to a lovely principal suite, which measures the full width with period fireplace and two large windows and fitted wardrobe/cupboard | Bedroom two (which is currently laid out as a nursery) with south facing window | Utility/laundry cupboard | Contemporary refitted family bathroom with four piece suite including a free standing bathtub, CP Hart fixtures and fittings, tiled flooring and vaulted ceiling with Velux rooflight.



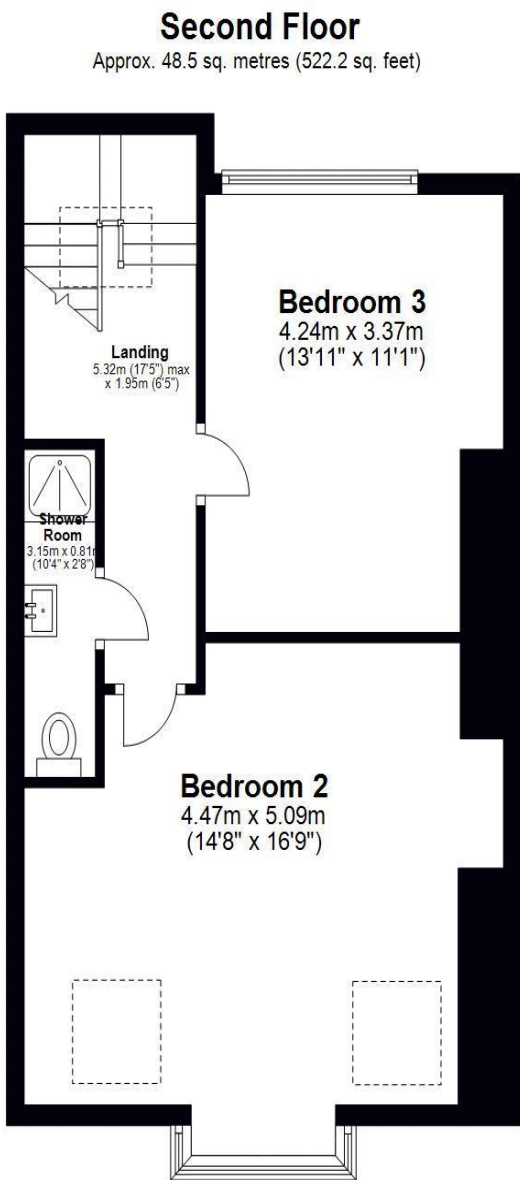
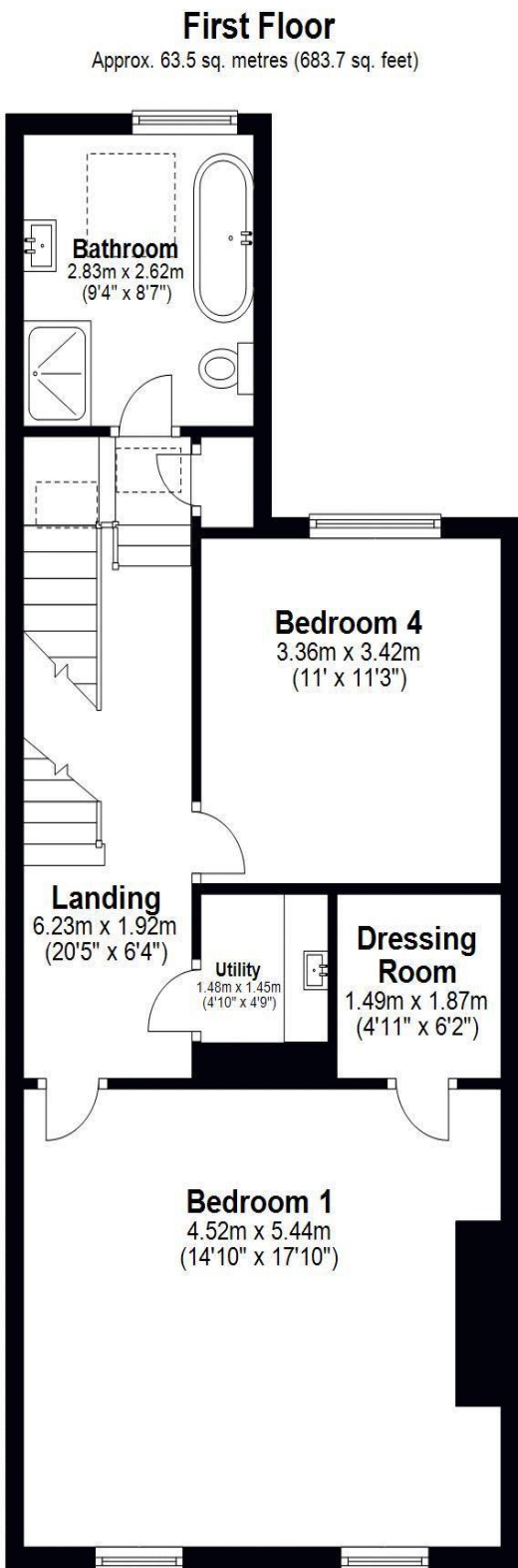
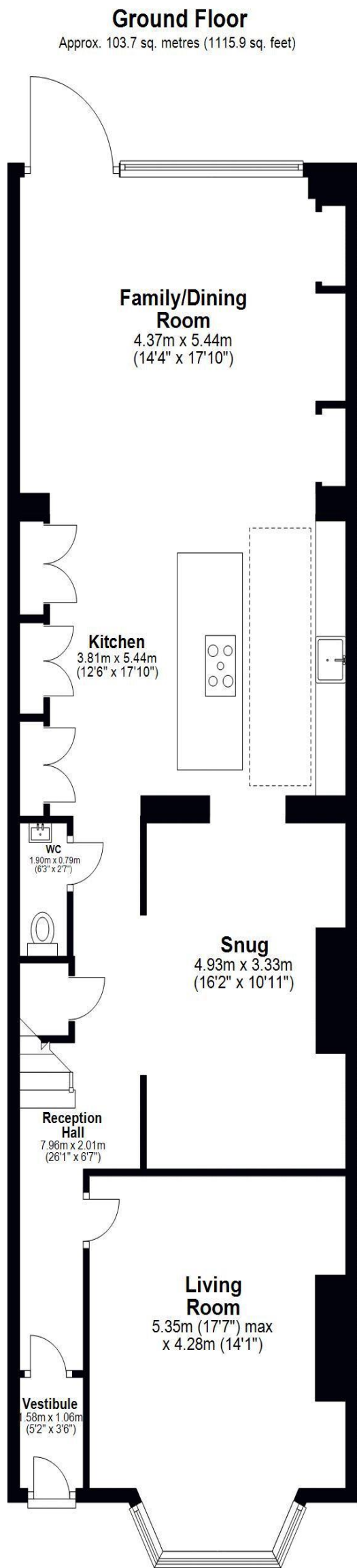
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Total area: approx. 215.7 sq. metres (2321.8 sq. feet)

Plan produced using PlanUp.

68 Fern Avenue, NEWCASTLE UPON TYNE



The stairs then continue up to the purpose built second floor landing with Velux window and onto two further double bedrooms | Bedroom three is a large double which again measures the full width with Dormer window, two Velux windows and cast iron fireplace| Bedroom four is positioned to the rear with a beautiful, refitted south facing dormer window which enjoys a lovely aspect out over the rear gardens and offers a light and airy bedroom space | Shower room with marble tiles and three piece suite with Velux window.

Externally, the property enjoys a well presented front, town garden with wrought iron railings, well stocked borders and cobbled pathway leading to the front door. The rear gardens face directly south and have been landscaped to now offer a lovely, walled entertaining space, again with well stocked borders, paved patio seating area and timber gates leading to the rear service lane. The rear garden is also pre-wired for an electric car charging point should secure off street parking be required.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C







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