

Flat 2 Little Dene

Lodore Road


SANDERSON
YOUNG





Flat 2 Little Dene Lodore Road, Jesmond, NE2 3NZ

This extremely spacious apartment sits in a sought after leafy area of Jesmond on a quiet residential road yet within easy reach of the Metro, bus stops and local amenities including Gosforth High Street.

There is also a lovely park within walking distance. With some updating in places, the property presents an ideal opportunity for many types of purchaser, whether a first time buyer, someone looking to up size or downsize, or as a buy-to-let investment.

As well as well-proportioned accommodation and the most beautiful west facing garden, there is private residents' parking and further underground parking includes one double garage and one single, along with well-maintained grounds and communal areas.

Price Guide:
Guide Price £495,000





As you walk into the building's communal lobby, doors guide you into the communal hall with lift access that goes down to the underground car park, and to the right of the hallway, the apartments front door. On entering the apartment, a large entrance hall offers a cloaks cupboard and leads on to two west facing rooms, the principal bedroom with excellent fitted wardrobes with storage cupboards above and the main living room, both of which are light and airy rooms with floor to ceiling windows and a most wonderful outlook over the apartment's private garden, with both rooms having double doors opening on to the full-width paved terrace. In the living room there is an attractive fireplace that houses a coal effect fire sitting on a tiled hearth with a decorative wood surround and mantel above.

Off the hall, is an elegant dining room, which overlooks the front communal garden, with a hatch leading to the adjacent kitchen. The dining room could perhaps be converted to a third bedroom or knocked through to the kitchen to make a large dining kitchen.

Leading off an inner hall, which has 2 cupboards, one housing the gas boiler and the other being a storage cupboard, is the good sized fitted kitchen/breakfast room with a tiled floor and an access door to the front of the property. The kitchen offers a range of wall, drawer and base units with work surfaces above and a serving hatch through to the dining room. A single drainer one-and-a-half bowl stainless steel sink with a mixer tap is below the window, looking out over the front gardens, with space and plumbing for a washing machine below. A built-in double oven is on one side with a built-in Halogen hob and extractor hood to the right. There is also space for a tall fridge/freezer and for a dishwasher.

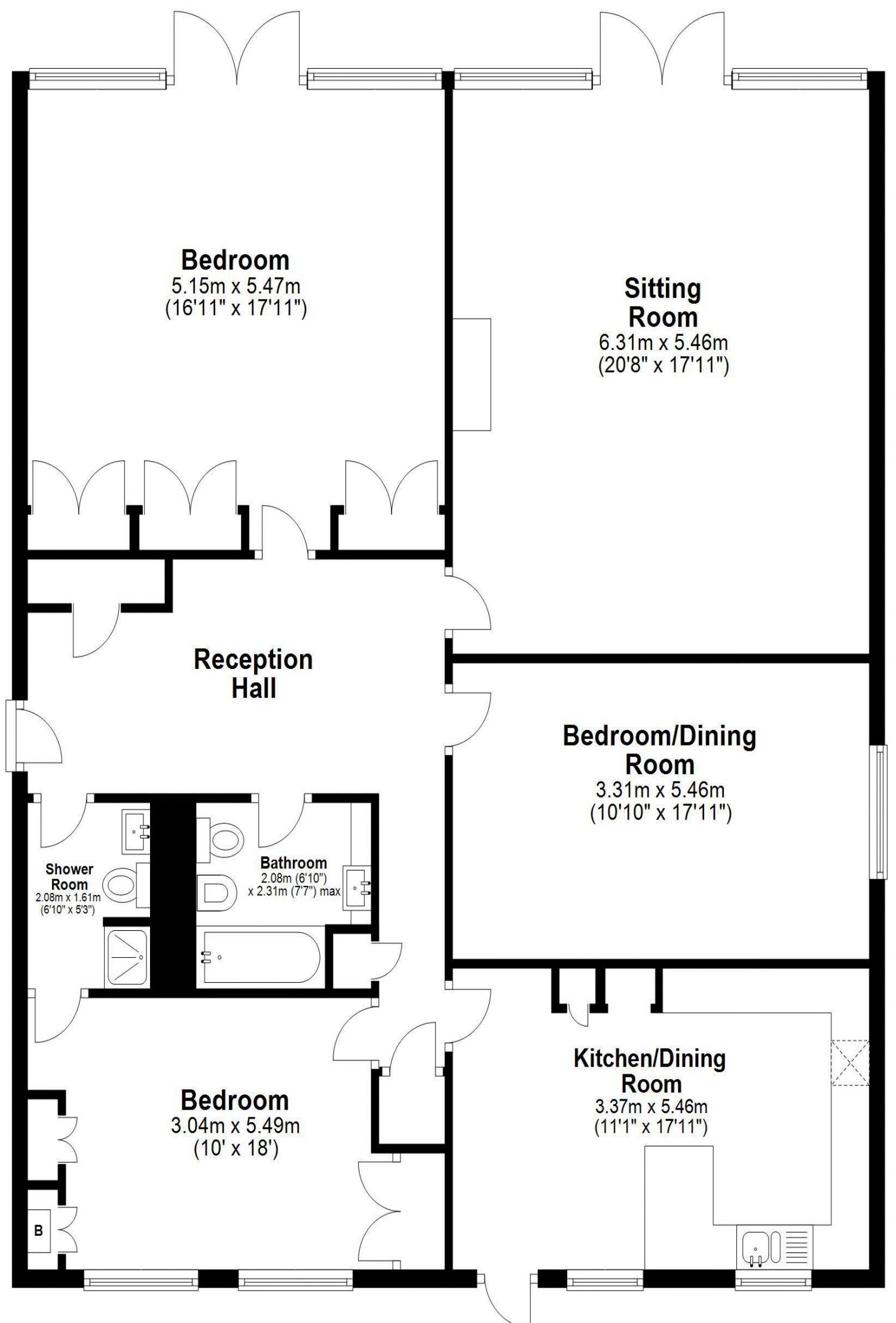
Adjacent to the kitchen is a lovely double bedroom with a large storage cupboard and built-in wardrobes with cupboards above. One of the cupboards houses a pull down single bed. A door in this bedroom gives access to a modern Jack & Jill shower room, which is also accessed via the hall. It is fully tiled and has a low-level WC, a pedestal wash hand basin with a mirror fronted bathroom cabinet above, a heated towel rail and an independent shower cubicle with a glazed door. The impressive fully tiled bathroom has a white suite comprising a paneled bath with a mixer tap, a low level WC, a wash hand basin set into a vanity unit, providing ample storage below, and a mirror fronted bathroom cabinet above, along with a heated towel rail.

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Ground Floor

Approx. 145.5 sq. metres (1565.7 sq. feet)



Total area: approx. 145.5 sq. metres (1565.7 sq. feet)

2 Little Dene, Lodore Road, -



A particular feature of the property is the gorgeous private garden, which is bordered by a multitude of mature trees and shrubs, providing a high degree of seclusion. The deep, full width paved terrace provides ample room for several seating areas and leads onto shingle pathways that intersect around a selection of raised beds and borders, all containing an abundance of beautiful plants. Jesmond is an affluent suburb of Newcastle that's highly sought after by first time buyers, young professionals and families. As well as a vibrant social scene and an excellent choice of restaurants, there is a selection of boutique shops and relaxing cafes nearby. Local transport links are aplenty and the metro connects with many nearby regions.

A beautiful and tranquil environment greets you as you stroll through Pet's Corner and The Dene, or along the riverbank to the fabulous waterfall and Heaton Park, while Jesmond Food Market is an absolute must visit. The town of Gosforth is just a short drive away and has a wider choice of shopping outlets and recreational amenities, as well as medical providers.

The city of Newcastle Upon Tyne provides more extensive facilities, private and state schooling. There are also plenty of transport links within a few miles, which lead to other major cities and the motorway, as well as the airport. Newcastle Central rail station provides regular train services to other towns close by, as well as the cities of Edinburgh and Glasgow in Scotland, or York and London.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 944 Years | Service Charge; £4,267.66 Per Annum | Council Tax; Band F | Energy Performance Certificate; Rating D

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