



30 Cherryburn Gardens

Newcastle Upon Tyne



SANDERSON
YOUNG



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Well Presented & Extended Edwardian End Terrace, Boasting Two Wonderful Reception Rooms, Kitchen/Breakfast Room plus Utility, Four Bedrooms Including an Extended Principal Suite, Family Bathroom, Delightful West Facing Front Gardens, Private Rear Courtyard & Garage!

This lovely Edwardian terraced home was purchased by the current family in 2011 and was subsequently extended to the second floor in 2015.

The property is perfectly placed on the desirable Cherryburn Gardens, Fenham. Cherryburn Gardens, which is one of only two pedestrianised walkways in the area, has become increasingly desirable in recent years and offers some of the finest period terraced homes within the Fenham locality.

This fantastic period family home offers direct access to the shops and amenities of Fenham Hall Drive whilst also being situated close to excellent state and independent schooling, Newcastle's Town Moor and indeed Newcastle City Centre itself. The property is also situated a short distance from The RVI and Newcastle University.

Price Guide:
Offers Over £335,000

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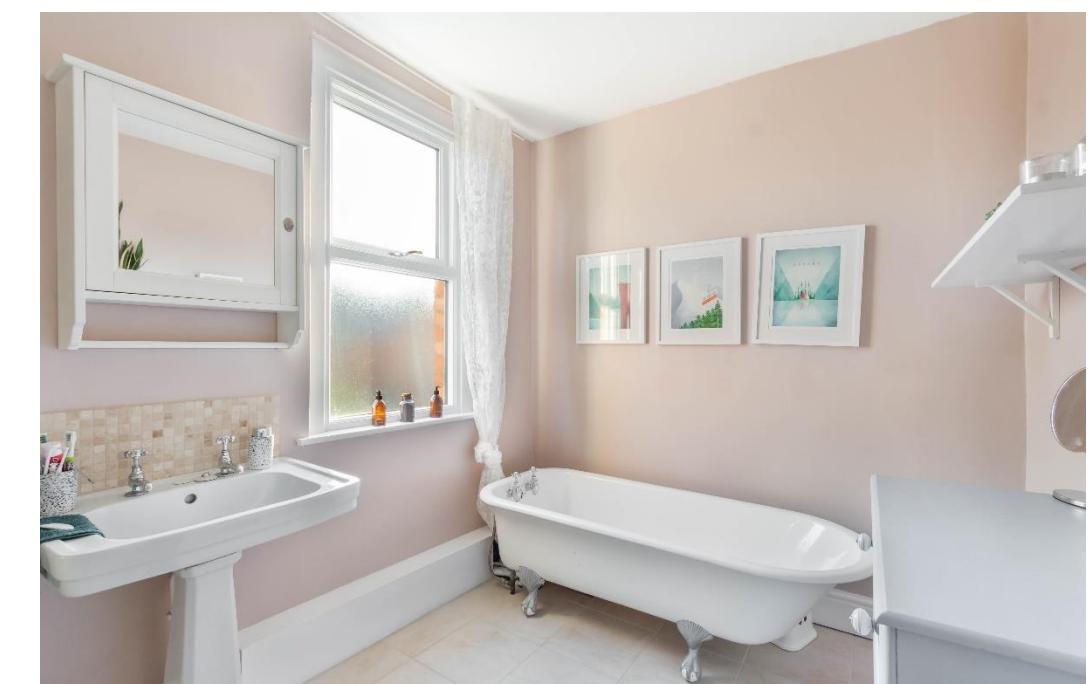
The internal accommodation comprises: Lobby with original tiled flooring | Entrance hall with large window, staircase leading to the first floor | Impressive lounge, with large west facing walk-in bay window and a period fireplace. | Dining room, again with period fireplace and large window overlooking the rear courtyard. To the rear of the ground floor is a kitchen/breakfast room with a pantry cupboard, it is open to the utility room and door leading to the rear courtyard.

The stairs then lead to the first floor landing and then give access onto three bedrooms | Bedroom one is a comfortable double with west facing window and period fireplace | Bedroom two is a further double, placed to the rear and offers a window overlooking the rear courtyard | Bedroom three is placed to the front and is a single room/nursery with west facing window and is currently set out as a home study.

The landing then gives access to a well presented family bathroom with three piece suite including a free standing cast iron bathtub | Separate WC. The stairs then give access to a wonderful fourth bedroom/suite, which is generous in size, with three large Velux windows and access to an ensuite shower room with WC.

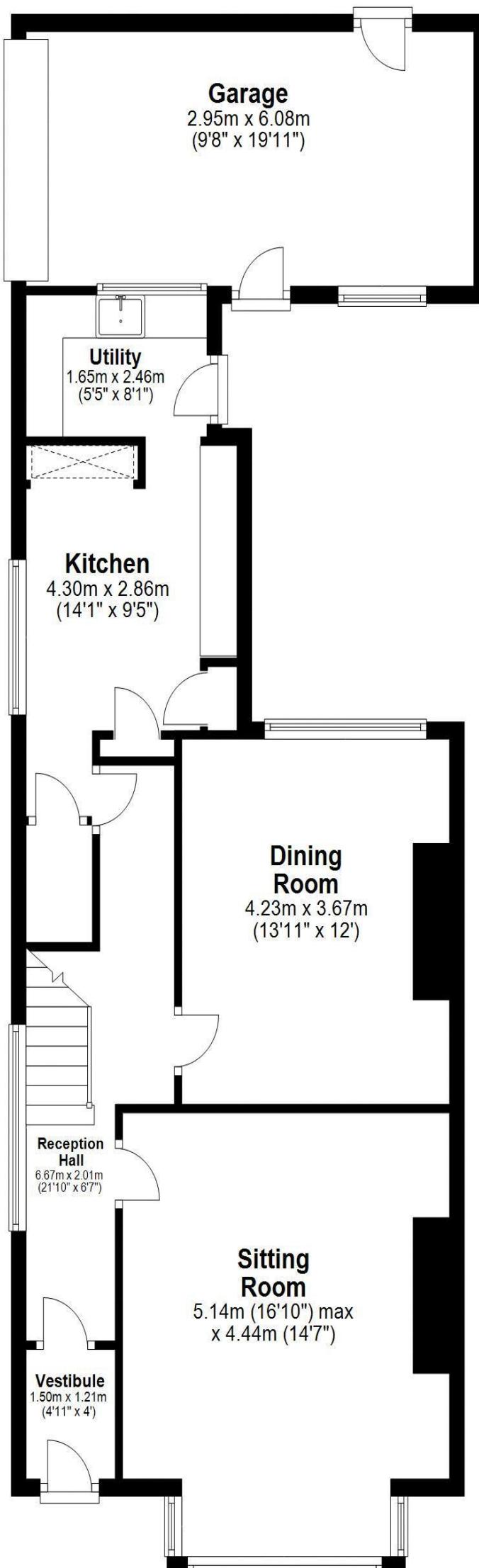


Harriet Scott
0191 213 0033
harriet.scott@sandersonyoung.co.uk



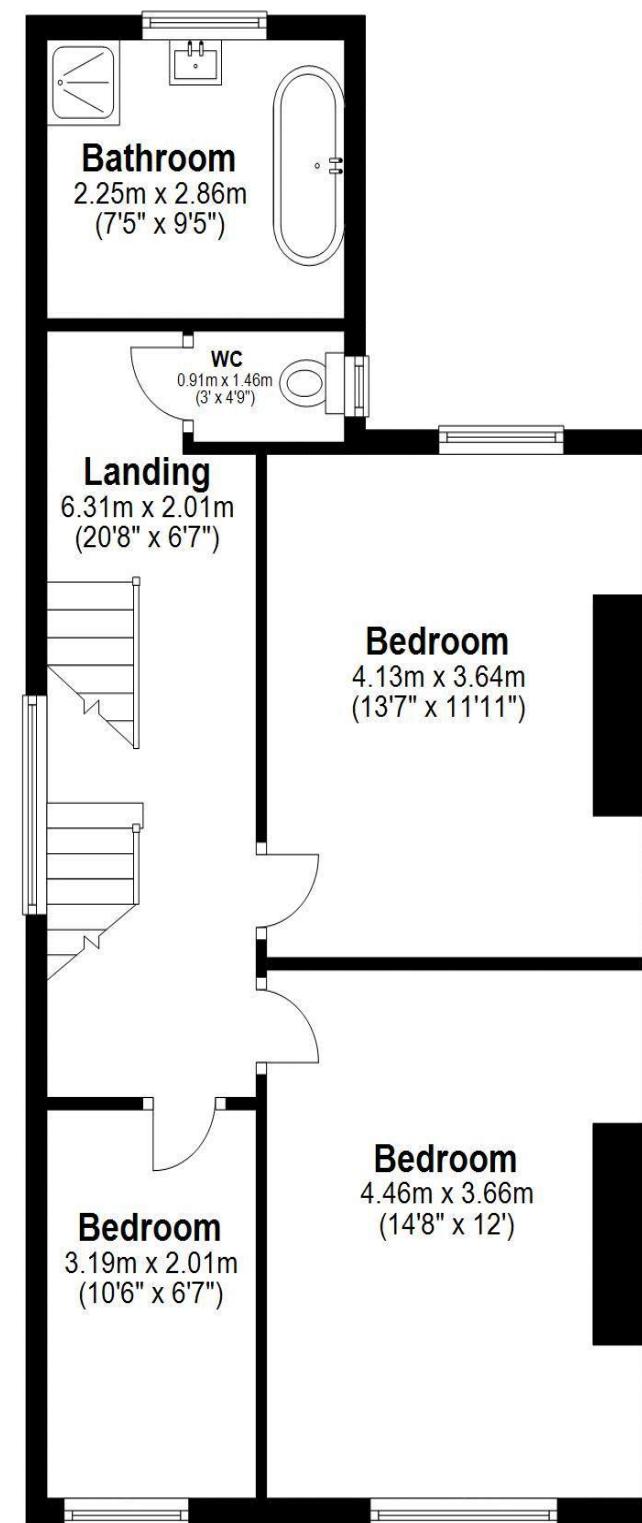
Ground Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



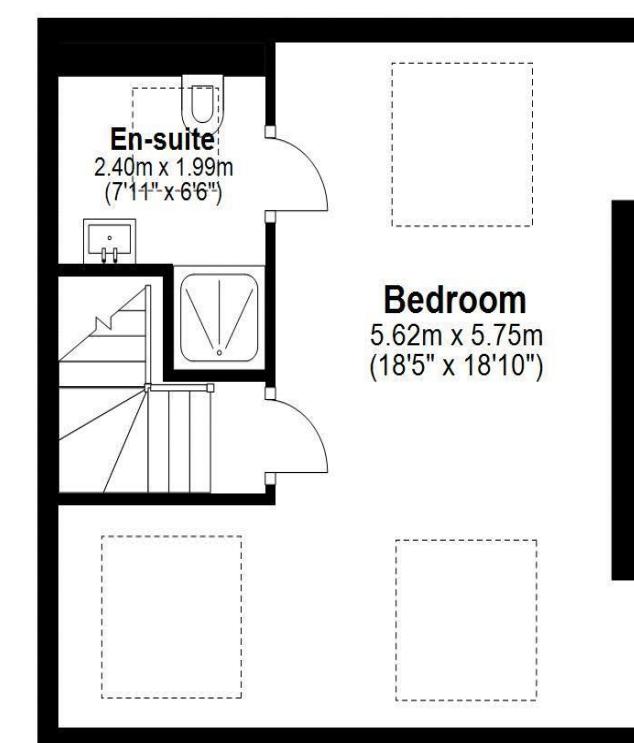
First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Second Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 176.0 sq. metres (1894.0 sq. feet)

Overall area includes Garage
Plan produced using PlanUp.

30 Cherryburn Gardens, -



Externally, the property enjoys a private west facing garden, which is laid to lawn with walled boundaries and well stocked borders. To the rear, is a private enclosed courtyard with door providing access to a garage which offers off street parking should it so be required | Garage with up and over door opening onto Ravenside Road.

Double glazed throughout with re-fitted timber sash windows, the stained glass windows have been refitted and refurbished by the current owners. There is gas 'Combi' central heating and polished wooden flooring to the ground floor and first floor landing.

Early viewings are deemed absolutely essential to fully appreciate everything this superb period family home has to offer in this much sought after residential location.

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

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