



Park Head Road, Jesmond Park West
Offers in excess of £750,000

JACK
HARRISON
ESTATES

SITUATED ON THE HIGHLY DESIRABLE PARK HEAD ROAD, ADJOINING JESMOND PARK WEST WITH STUNNING VIEWS OVER JESMOND DENE.

This magnificent period property retains an abundance of traditional features but also offers an exceptional standard of living accommodation throughout. Boasting a total floor area of approximately 2700 square feet is ideal for family living.

Briefly comprising: Entrance porch, an impressive entrance hall, ground floor WC, lounge, dining room, sun room, study and dining kitchen. To the first floor there are 4 bedrooms, a magnificent cinema room, a bathroom and a separate WC.

The property is warmed by gas central heating via combination boiler which was installed in 2023. Additionally, there is a wine cellar which is currently not accessible via the main house.

Externally, there are gardens to the front and rear, a driveway to the front and an attached garage.

Entrance porch: Entrance door, windows to the front, side and rear.

Entrance hall: Stained glass entrance door, panelled walls, hardwood floor, staircase to first floor and understairs cupboard.

WC: Window to the front, low level WC, pedestal wash hand basin, tiled floor.

Lounge: 16'6 into bay x 14'8 into alcoves: Stained glass bay window to the front, media wall, coving to ceiling, 2 radiators and carpet.

Dining room: 15'9 x 13'4: Stained glass window and door leading to the sun room, feature fireplace, coving to ceiling, picture rail, alcoves, hardwood floor and double radiator.

Sun room: 6'3 x 13'3: Double glazed windows and door to the rear.

Study: 9'2 x 7'9: Leaded window to the front, radiator and carpet,

Dining kitchen: 33'0 x 9'0: Fitted with a range of wall and base units, integrated wine fridge, integrated Neff oven and hob, integrated Bosch fridge/freezer, work surfaces, 1 1/2 bowl sink unit, media wall, spotlights and 2 radiators.

First floor landing: Panelled walls, coving to ceiling, carpet and access to the roof space.

Bedroom 1: 17'1 x 16'0 into alcoves: Stained glass bay window to the front, feature fireplace, alcoves, coving to ceiling, picture rail, carpet and radiator.

Bedroom 2: 13'7 x 13'7 into alcoves: Stained glass window to the rear, feature fireplace, alcoves, carpet and radiator.

Bedroom 3: 14'0 x 8'0: Stained glass bay window to the front, picture rail, carpet and radiator.

Bedroom 4: 7'9 x 9'1: Stained glass bay window to the side, hardwood floor, picture rail and radiator.

Cinema room: 20'1 x 14'8: Stained glass feature windows to the side and rear, feature fireplace, panelled walls, and hardwood floor.

Bathroom: White 2 piece suite comprising a panelled bath with rainfall shower over, and hand basin. Tiled floor, part tiled walls, heated towel rail and frosted window to the side.

Separate WC: High level WC, tiled floor and frosted window to the side.

Rear garden: laid mainly to lawn with planted borders and walled boundaries.

