



# 4 Granville Road

Jesmond

**rare!**  
From Sanderson Young





## 4 Granville Road Jesmond, NE2 1TP

Stylish & Substantial Victorian Mid Terraced Home Boasting over 3,000 sq.ft of Internal Living Space Including an Impressive Open Kitchen and Dining Space, Three Substantial Reception Rooms Including a Beautiful Drawing Room, Five Bedrooms, Two Bathrooms & Generous Rear Courtyard!

This fantastic family home is ideally situated on Granville Road, Jesmond. Granville Road, which is tucked just off from Jesmond Road and Fernwood Road, is perfectly placed to provide direct access into central Jesmond with its shops, cafes and restaurants. The property is also located only a short walk from Jesmond Metro Station and Newcastle City Centre, Northumbria University and is also equidistant from both the RVI and Freeman hospitals.

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**Price Guide:**  
Offers Over £795,000

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Extremely rare to the marketplace, the internal accommodation comprises: Entrance vestibule | Spacious main hallway with staircase leading up to the first floor | Fantastic front living room boasting a wealth of period charm including feature fireplace, bay window, tall ceilings and beautiful ceiling coving and rose | Second reception room, offering versatile reception space and currently being utilised as a study | To the rear of the ground floor is an impressive open plan kitchen/diner. The kitchen is well equipped with modern cabinetry & granite worktops, as well as integrated appliances including a waste disposal unit, two freezers, electric 'sure-stop' stopcock, and other modern appliances. There is also access to the rear garden.

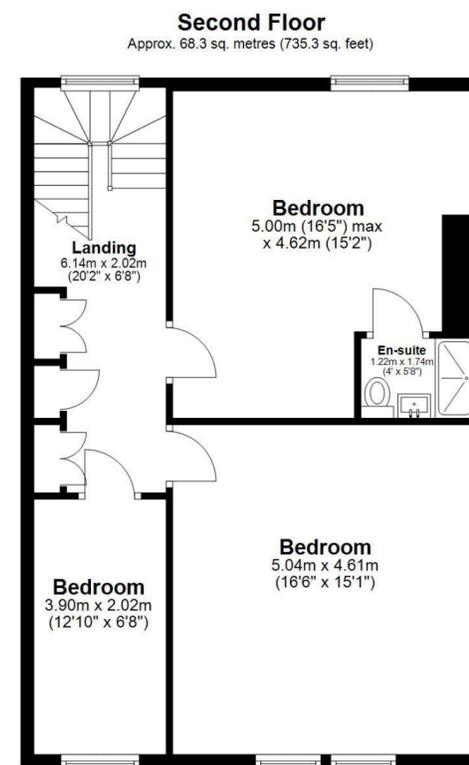
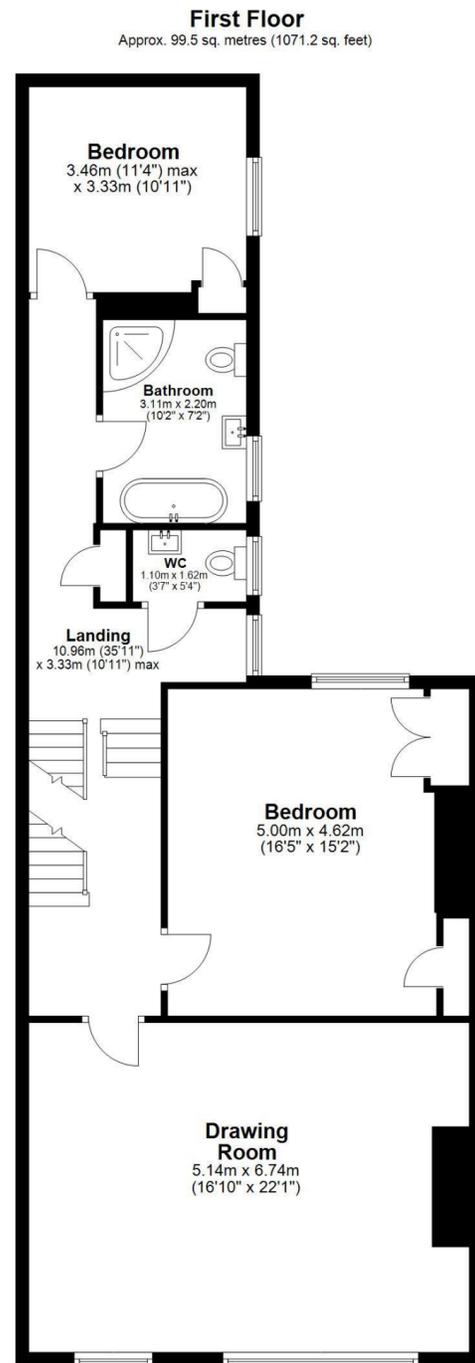
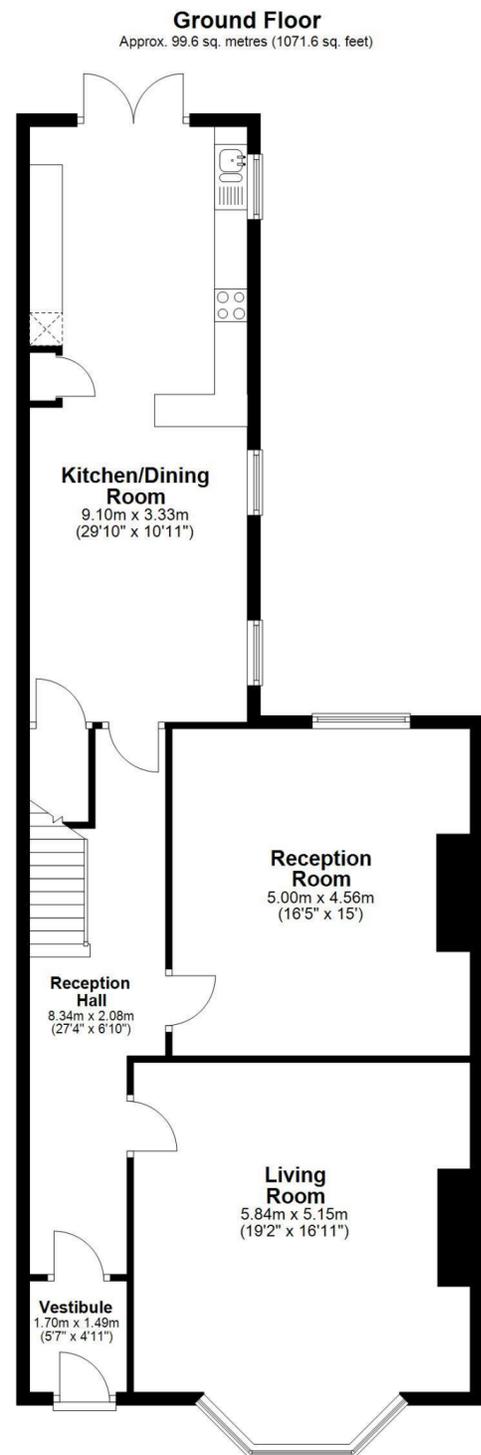
The staircase then leads up to the first floor landing and onto two bedrooms | The principal bedroom offers a substantial double room with fitted wardrobes | Bedroom two is a further generous double room | The family bathroom is accessed just off the landing and enjoys a contemporary four piece suite | To the front of the first floor is a stunning drawing room, measuring the full width of the property, and offering dual windows and lovely fireplace | Separate WC with a wash basin, tiled floor and underfloor heating.



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Total area: approx. 267.4 sq. metres (2878.1 sq. feet)  
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The staircase then continues up to the second floor of the property and onto three further bedrooms | Bedroom three is a further large double with access onto its own ensuite shower room | Bedroom four is another double room and bedroom five is a smaller bedroom/study | Fully boarded loft with insulated floor, fitted shelves and lighting, accessed via cantilever steps.

Externally, the property benefits from a front town garden which is laid predominantly to lawn with mature and well stocked hedged borders offering a great degree of privacy | To the rear is generous sized courtyard garden with access onto the service lane.

Boasting two air source heat pumps, secondary glazing throughout, and extensive and effective solar panels, early viewings are strongly encouraged to fully appreciate the size and quality of accommodation on offer!

Services: Mains electric, water and drainage, Air source heat pumps and solar panels | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C



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