



# 6 Kingsland

Jesmond







## 6 Kingsland, Jesmond, NE2 3AL

A fabulous mid terraced three storey house, occupying a lovely position within the sought-after Brandling Village Conservation Area in the heart of Jesmond.

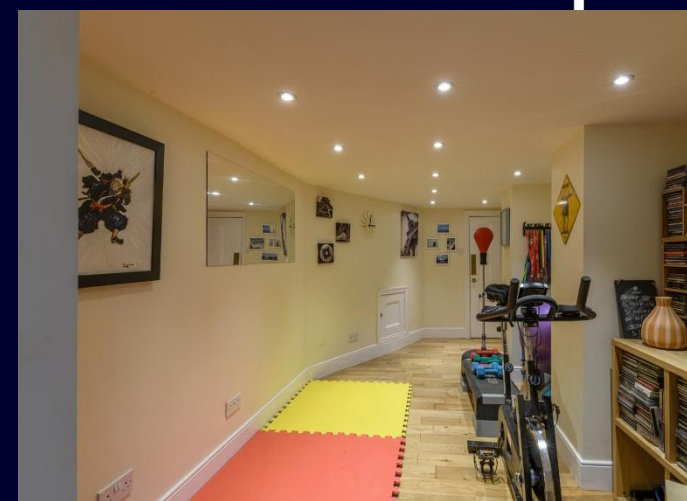
Kingsland is ideally located for the superb cafes and amenities of Clayton Road, as well as being close by to Osborne Road for further restaurants, cafes and Little Waitrose. The nearby Jesmond Metro Station offers direct access into Newcastle City Centre with its universities and hospitals, whilst excellent road links provide good accessibility throughout the region.

Having been well cared for by the current owners throughout, with fantastic interior design and presentation throughout, this property offers a truly special family home. The accommodation includes a lovely town garden, offering good privacy with its high hedge boundaries and is extremely sunny in the summer months. The town garden leads to a beautiful, panelled door into the vestibule, which leads in turn to the reception hall, offering a ground floor WC and lovely staircase.

From the entrance hall, the stairs lead beneath to the lower ground floor, where there is a useful cellar/storage room, which is currently set out as a gymnasium, and leads onto two further general stores.

Returning to the ground floor, the principal sitting room is situated to the front of the house offering a rectangular bay window and a beautiful fireplace. The hallway then leads through to kitchen, which offers a range of beautiful painted wood cabinets, built in appliances and good quality Smeg cooking facilities, as well as a breakfasting area with lovely views and doors to the courtyard garden to the rear. The kitchen leads onto the offshoot where there is a useful utility room.





From the entrance hall, the staircase elegantly leads up to the first and second floor landings above with great natural light and quality panel work and doors. From the first floor, there are three well proportioned double bedrooms, the principal offering a rectangular bay window and all benefitting from wardrobes or storage spaces. The first floor also offers a lovely family bathroom with three piece suite.

The stairs then continue up to the second floor and onto two further double bedrooms set into the roof space, one of which had previously been two rooms and has been converted back. Both bedrooms benefit from dormer windows, fitted storage, and are ideal as teenagers' bedrooms. There is also a second well appointed shower room WC. Externally, the property benefits from a delightful rear courtyard which enjoys the afternoon and evening sunshine, as well as a lovely recess for alfresco dining. There is potential within this courtyard for onsite car parking if required.

A truly fine home within a fantastic location for which early viewings are highly recommended.

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

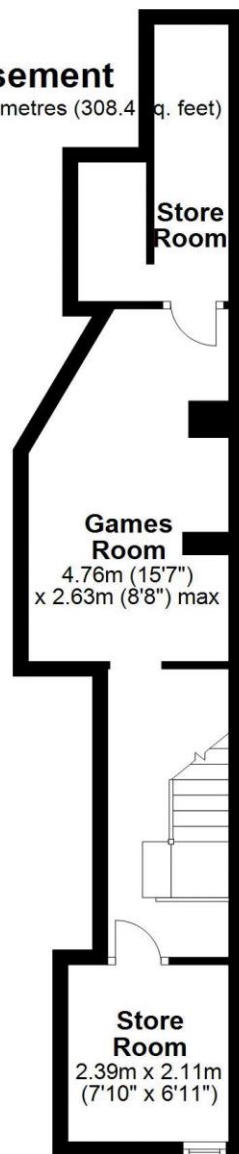
**Price Guide: Offers Over £890,000**





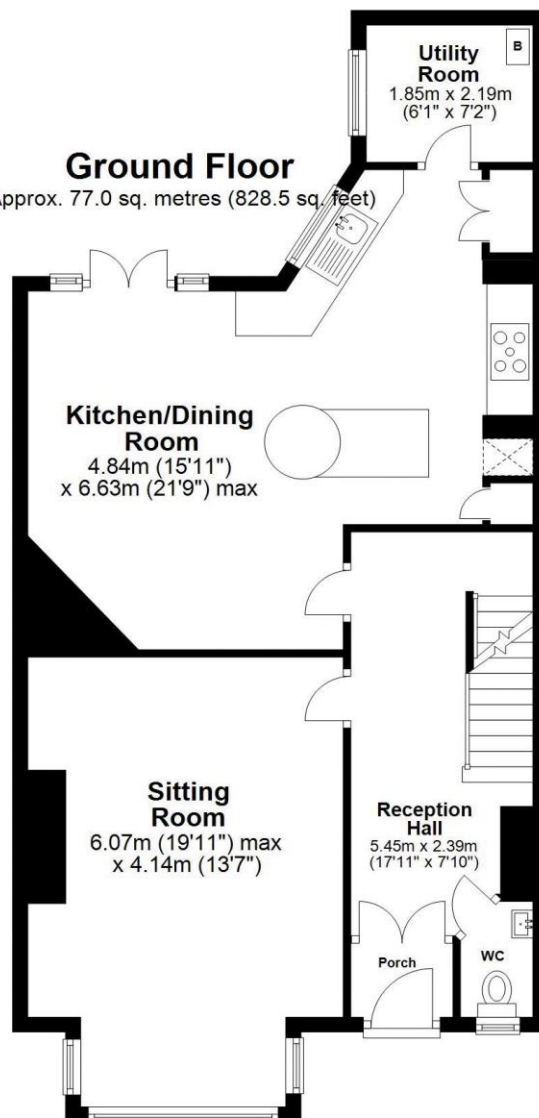
## Basement

Approx. 28.6 sq. metres (308.4 sq. feet)



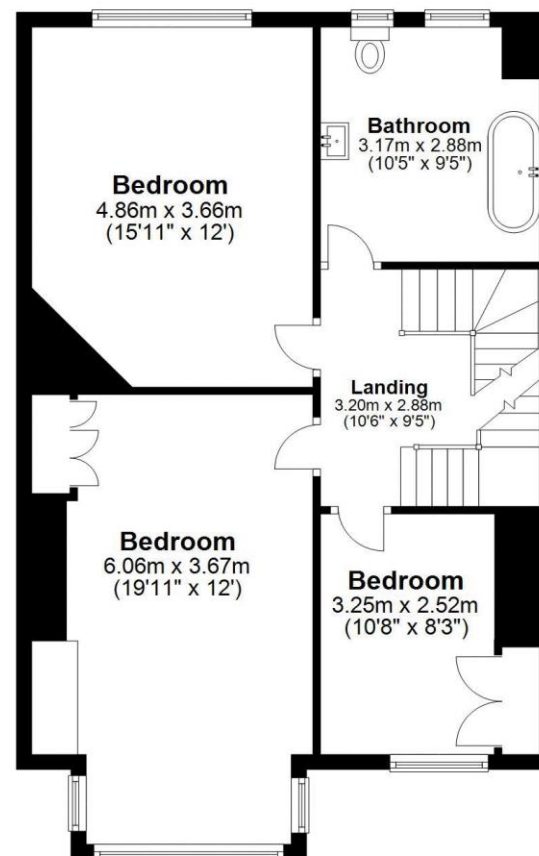
## Ground Floor

Approx. 77.0 sq. metres (828.5 sq. feet)



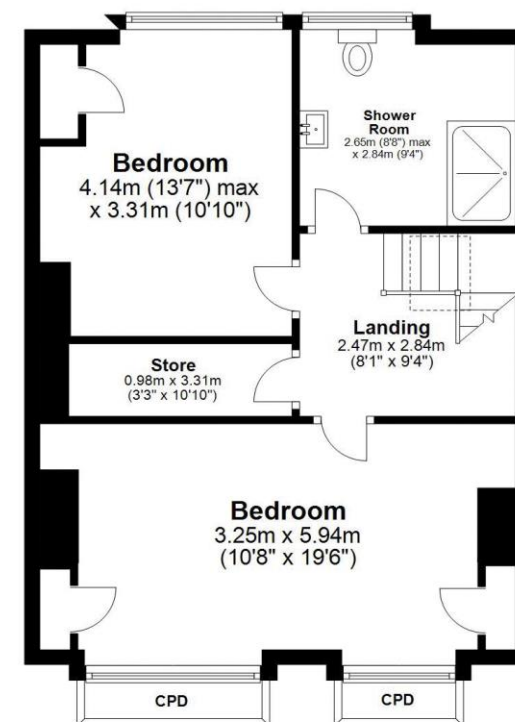
## First Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



## Second Floor

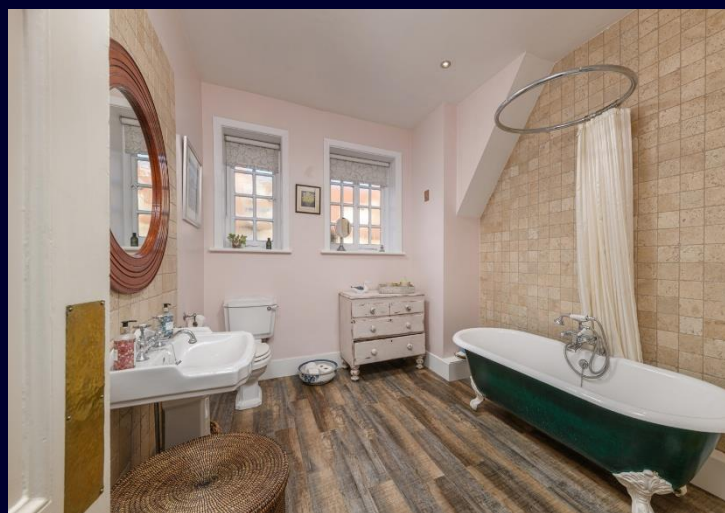
Approx. 54.8 sq. metres (589.4 sq. feet)



Total area: approx. 228.9 sq. metres (2463.3 sq. feet)

**6 Kingsland, Jesmond**





# rare!

From Sanderson Young

Sanderson Young rare! Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[rare@sandersonyoung.co.uk](mailto:rare@sandersonyoung.co.uk)  
0191 223 3500