





# Castleton Grove, Jesmond

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Positioned within the exclusive and prestigious area of Jesmond's Golden Triangle is this magnificent, four bedroom detached family home. Constructed in the early 1950's, the property has been owned continuously ever since. Having been completely and lovingly refurbished with great care as recently as 2011, it offers beautifully presented living with a wealth of period and contemporary features throughout. With an ideal proximity to Jesmond Dene, the property is an exemplary family home and an enviable opportunity for those seeking high class living.

The residence begins in an entrance porch leading through to a welcoming reception hallway which serves as a fantastic greeting point in the accommodation and provides access through to the principal rooms of the ground floor and the first floor landing. The ground floor is composed of a spectacular, generously proportioned living room complemented by a wonderful circulation of space and natural light, a well presented airy dining room, a modern breakfasting kitchen sourced from John Lewis which showcases a range of fitted wall, base and drawer units and a relaxing sun room. The ground floor also offers a separate WC. The first floor comprises a delightful master bedroom with a private three piece en-suite shower room, three additional double bedrooms, a study room and a four piece family shower room. Externally the property features a well maintained paved front garden with attractive planted sections and a driveway leading to an integral garage, providing ample space for secure off street parking. Whilst to the rear there is a generous garden with an ideal sunny aspect, laid mainly to lawn with attractive planted sections and a paved sitting area which offers an unparalleled sense of tranquillity and relaxing seclusion. Jesmond is considered one of the most culturally vibrant and eclectic areas in Newcastle upon Tyne. A mixture of both affluent residential areas and upmarket student lettings, Jesmond is hailed as one of the trendiest and most prosperous places in the region, with an elite collection of bars, restaurants and shops.

**Asking price £745,000**

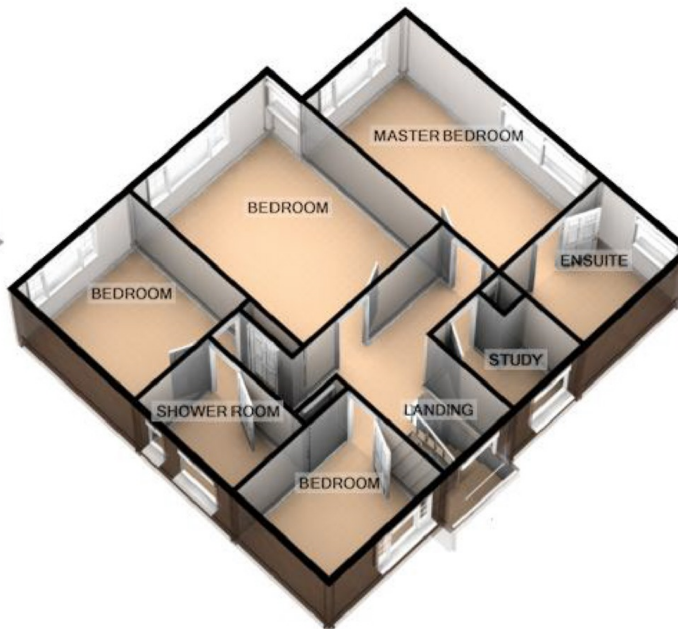
**EPC Rating D**







GROUND FLOOR



FIRST FLOOR

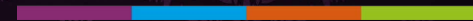
CASTLETON GROVE, JESMOND

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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ENTRANCE POCH	6'3 x 3'1
HALLWAY	13'7 x 13'5
LIVING ROOM	21'8 x 13'11
DINING ROOM	19'1 x 9'9
KITCHEN	17'7 x 14'3
SUN ROOM	14'3 x 8'11
SEPARATE WC	8'0 x 6'1
FIRST FLOOR LANDING	13'7 x 4'4
MASTER BEDROOM	17'8 x 9'5
EN-SUITE SHOWER ROOM	9'5 x 4'9
BEDROOM TWO	15'9 x 11'5
BEDROOM THREE	11'10 x 10'10
BEDROOM FOUR	10'4 x 8'3
STUDY	7'4 x 7'2
FAMILY BATHROOM	8'8 x 6'4
INTEGRAL GARAGE	14'10 x 8'11



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