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5 Princess Mary Court Jesmond



SANDERSON YOUNG
estate agents &
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Price Guide: £489,950



5 Princess Mary Court, Jesmond, Newcastle upon Tyne NE2 3BG

SITUATION AND DESCRIPTION

This spectacular, five bedroom executive home is one of the largest properties within this exclusive gated development and one of the finest contemporary townhouses we have had the pleasure to market. Set over four floors, the spacious and versatile accommodation has been tastefully decorated by the current owners, with high quality fittings including solid walnut kitchen with granite worktops, fabulous bathroom suites and fitted storage solutions.

The accommodation briefly comprises: secure gated development, entrance hallway, cloakroom/wc, study, open plan kitchen and dining room, first floor living room, double bedroom, currently used as a sitting room, shower room/wc, master bedroom with en-suite to the second floor, two further bedrooms, shower room/wc, stunning loft bedroom with en-suite bathroom/wc, front garden with lawn, rear courtyard patio overlooking the stunning communal grounds, no upward chain, allocated parking

The property comprises:

ENTRANCE HALLWAY

With ceiling coving and dado rail, secure entry phone system and alarm panel. There is a radiator housed in a decorative cover and under stairs storage cupboard.

A door leads to the cloakroom/wc.

CLOAKROOM/WC

Fitted with enclosed wc and wall mounted wash basin with ceiling coving, spot lighting and tiled flooring.

KITCHEN/BREAKFAST ROOM

15'1 x 13'9 (4.60m x 4.19m) maximum

A fabulous open plan kitchen and dining room with ceiling coving, spot lighting, tiled flooring and square bay window with double glazed windows and glass panelled door giving access to the courtyard with open views over the communal grounds. The kitchen is fitted with luxury walnut wall and base units with granite worktops and splash backs incorporating an inset sink. There is an integrated double oven, electric hob and extractor hood, washer/dryer and space for double wine chiller and heated pan drawer. The kitchen has a range of glass display cabinets with inset lighting, central heating boiler housed in a wall cabinet and open access to the utility area.

UTILITY AREA

With space for an American fridge freezer, integrated dishwasher and a continuation of walnut wall and base units with granite worktops incorporating a circular sink and drainer. There is ceiling spot lighting and tiled flooring.

STUDY

10'10 x 8'11 (3.30m x 2.72m)

This versatile front facing reception room is currently fitted as a home office with walnut desk unit with drawers and full height storage shelving with decorative lighting. There is ceiling coving and rose, dado rail and solid oak flooring. The study has a radiator and telephone point.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With ceiling coving and dado rail, radiator and stairs leading to the second floor.

A door leads to the living room.

LIVING ROOM

16'9 x 15'3 (5.11m x 4.65m)

The first floor living room has lovely open views over the communal gardens and courtyard with gas living flame fire with marble surround and hearth, ceiling coving and dado rail. There is a radiator, TV and telephone point and spot lighting.



BEDROOM TWO

15'3 x 10'8 (4.65m x 3.25m)

A double bedroom currently used as a sitting room and snug with ceiling coving and spot lighting and two double glazed windows to the front elevation.

SHOWER ROOM/WC

6'5 x 5'2 (1.97m x 1.58m)

Fully tiled to the walls and floor the shower room has an enclosed wc, wall mounted wash basin and shower cubicle with ceiling spot lighting.



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SECOND FLOOR LANDING

With dado rail and ceiling coving and doors leading to the bedroom and bathroom accommodation. A continuation of stairs lead to the third floor loft conversion.

BEDROOM ONE

13'1 x 10'8 (3.99m x 3.25m) minimum excluding wardrobes
A master double bedroom with two double glazed windows to the front elevation, ceiling coving and spot lighting and a full wall of 'Nolte' fitted wardrobes providing hanging and shelving.



EN-SUITE SHOWER ROOM

6'7 x 4'10 (2.01m x 1.47m)
Fitted with double shower cubicle, enclosed wc and wall mounted wash basin with full tiling to the walls and floor, ceiling spot lighting and ladder radiator.

BEDROOM THREE

13'11 x 6'8 (4.24m x 2.03m) maximum inclusive of wardrobes
A guest bedroom with window overlooking the communal courtyard, ceiling coving, radiator and double fitted wardrobes.

BEDROOM FOUR

10'7 x 7'11 (3.23m x 2.41m) maximum inclusive of wardrobes
A single bedroom with window overlooking the communal gardens, ceiling coving and spot lighting, radiator and double fitted wardrobes.

THIRD FLOOR LANDING

With dado rail and door leading to a large eaves storage cupboard and door giving access to bedroom five.

BEDROOM FIVE

13'10 x 12'5 (4.22m x 3.78m)
A fantastic loft conversion with duel height ceiling with Velux roof lights and in-built blinds, spot lighting, radiator and laminate wood flooring.

A door leads to the en-suite bathroom.

EN-SUITE BATHROOM

Comprising bath with shower attachment, close coupled wc and wall mounted wash basin. There is ceiling spot lighting and full tiling to the walls and floor.

EXTERNALLY

Princess Mary Court is accessed via electrically operated secure gates providing entrance to the communal driveway to the development which in turn leads to the allocated parking area for two cars.

There is a front garden with artificial lawn and wrought iron gated boundary giving access to the entrance door. To the rear is a paved courtyard with gated access leading on to the communal gardens and grounds with central fountain.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Leasehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



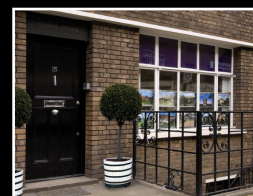
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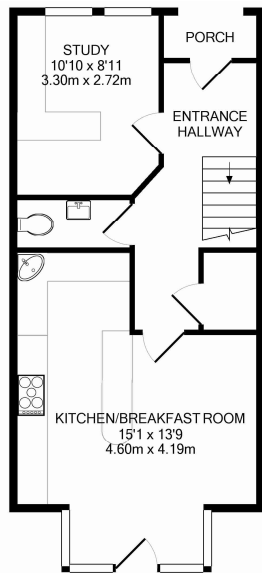
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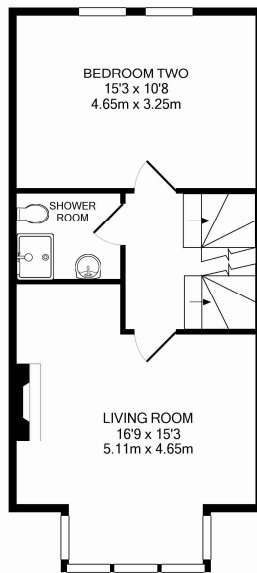


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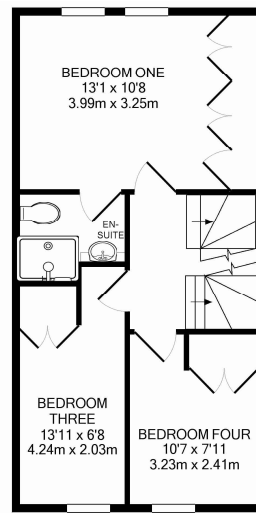
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GROUND FLOOR

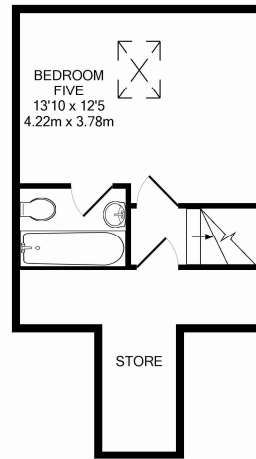


1ST FLOOR

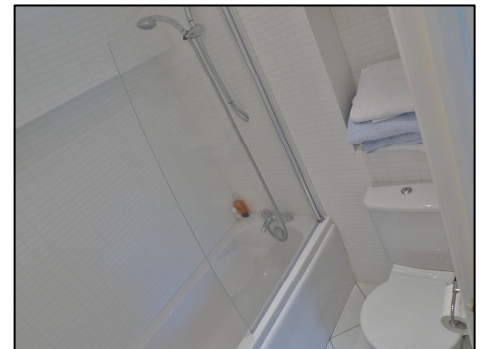


2ND FLOOR

5 PRINCESS MARY COURT, JESMOND, NEWCASTLE UPON TYNE, NE2 3BG
 TOTAL APPROX. FLOOR AREA 1755 SQ.FT. (163.0 SQ.M.)
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3RD FLOOR





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