



The Avenue, Newcastle Upon Tyne NE20 0JD

**HUNTERS**  
EXCLUSIVE







# The Avenue, Newcastle Upon Tyne NE20 0JD

Nestled in the highly desirable area of Medburn, Newcastle Upon Tyne, this impressive five-bedroom detached home offers a perfect blend of luxury and comfort. The property boasts an abundance of space, making it ideal for families or those who enjoy entertaining.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the three reception rooms. The spacious kitchen and dining living area is a true highlight, providing an excellent space for family gatherings and social occasions. The adjoining utility room adds practicality to this well-designed layout.

For those who appreciate leisure and entertainment, the property features a dedicated cinema room, perfect for movie nights, as well as a sunroom that invites natural light and offers a tranquil space to relax. The lounge area provides a cosy retreat for unwinding after a long day.

The home comprises five generously sized bedrooms, ensuring ample accommodation for family and guests. Three of the bedrooms benefit from ensuite bathrooms, providing convenience and privacy, while a well-appointed family bathroom serves the remaining rooms, and the impressive ground floor toilet with top-quality fittings and real marble finishes.

This exceptional property not only offers a luxurious living experience but also enjoys a prime location in Medburn, known for its community spirit and proximity to local amenities. With its spacious interiors and thoughtful design, this home is a rare find and is sure to impress those seeking a sophisticated lifestyle in a tranquil setting.





#### **Entrance Hal**

Spacious entrance hall offers a stylish, clean-cut design, creating a welcoming atmosphere with its modern yet timeless elegance.

#### **Kitchen**

50'10" x 13'9"

This exquisite and stylish living kitchen, extending 16 meters/ 52feet in length, features high-quality finishes, making it an ideal space for both cooking and entertaining. It also includes a separate storeroom for added storage, and spacious utility room.

#### **Downstairs WC**

11'9" x 5'10"

This generously sized designer toilet combines style and functionality, featuring high-end fittings and real marble finishes for a luxurious touch.

#### **Cinema Room**

21'3" x 9'2"

The cinema room offers an immersive experience with built-in seating arranged over three steps, providing perfect viewing angles for all. It also features a patio door leading to the rear patio, seamlessly blending indoor and outdoor entertainment spaces.



#### **Sitting Room:**

23'11" x 14'9"

The sitting room is a well-proportioned space, offering a comfortable and inviting atmosphere with features fireplace, adding warmth and a cozy touch to the room. The wooden windows are a standout feature, allowing natural light to fill the room and adding to its timeless appeal. Solid wooden flooring complements the space, enhancing its elegant charm. A patio door leads into the orangery, which features a large south-facing glass door and windows, flooding the space with abundant sunlight. The orangery also boasts a striking 3-meter-high ceiling and a marble floor, creating a bright, luxurious atmosphere.

#### **Master Bedroom**

22'11" x 16'4"

The master bedroom is a large, inviting space with solid wood flooring and a south-facing window, allowing for plenty of natural light. It features two doors leading into a spacious dressing room, offering ample storage and organization options. The generous size of the bedroom provides a peaceful retreat with room for various furnishings.



#### **Dressing Room**

16'4" x 10'5"

Upon entering the dressing room, you will find built-in wardrobes on both sides, each equipped with built-in LED lighting, offering both practical storage and a sleek, modern look. A door from the dressing room leads into the master bathroom, providing a private and convenient transition.

#### **Master En-suite Bathroom**

16'4" x 13'1"

The master bathroom is a spacious, luxurious retreat featuring high-end fixtures and finishes. It includes a modern, stylish freestanding bathtub, a separate shower room, and a double vanity. The toilet is in a private area, divided by a wall for added privacy. The bespoke utility unit with a marble top adds both elegance and practicality to the space.

#### **Bedroom Two**

17'8" x 14'1"

Bedroom two is a large, spacious room, offering plenty of room for furniture and personal touches. It features an ensuite shower room and toilet, providing added convenience and privacy. With ample natural light, the room offers a comfortable and inviting atmosphere.



#### **Bedroom Four**

14'5" x 10'5"

Bedroom three is a spacious, comfortable room, filled with natural light. It features a unique and stylish ensuite bathroom, with one-of-a-kind fittings that add a touch of character to the space.

#### **Bedroom Three**

14'5" x 11'5"

Double bedroom offering clean and neat space that is perfect for rest or personal use.

#### **Bedroom Five**

13'1" x 9'6"

Fifth bedroom is bright and airy, with minimal fuss, providing a comfortable atmosphere.

#### **Family Bathroom**

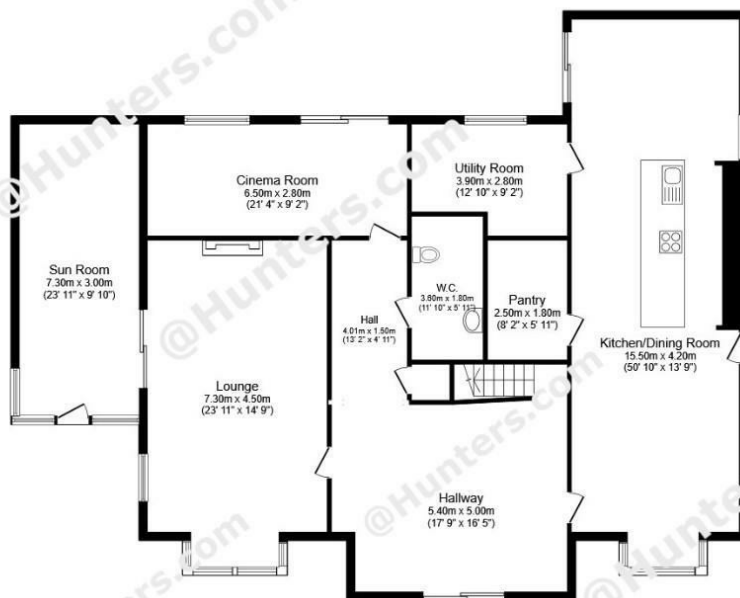
9'6" x 8'10"

The family bathroom is fully tiled and features a shower and a toilet, providing a clean, functional space with modern finishes.



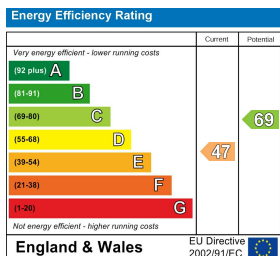
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





**TOTAL: 356.1 m<sup>2</sup> (3,833 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Newcastle Central -  
0191 447 3282 <https://www.hunters.com>

**HUNTERS®**  
**EXCLUSIVE**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE