



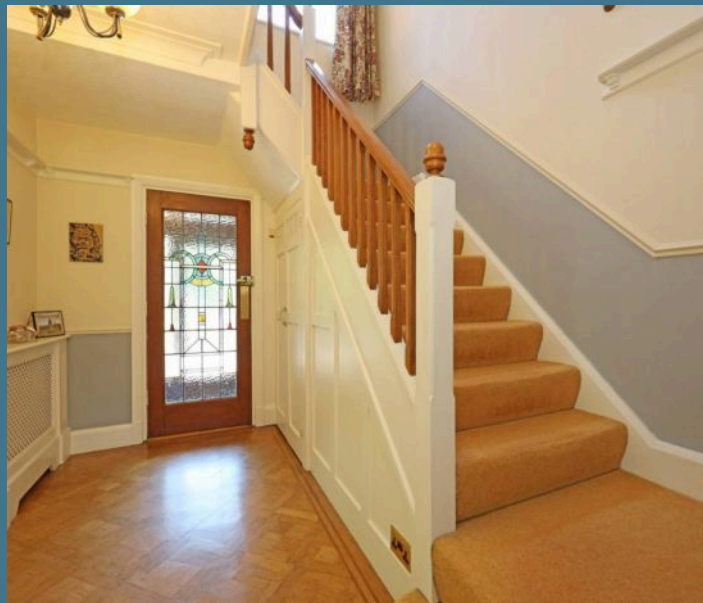
FOLLOW  **LLS**

40 Dartmouth Avenue, Newcastle - ST5 3NY

In Excess of £600,000

A 1930s traditional character individual build residence standing within a much desired and substantial plot which extends to approximately 1/3 of an acre (or thereabouts). The property already provides generous four bedroom family accommodation with two large reception rooms and a separate large dining kitchen with additional rear sun lounge overlooking the attractive garden plot. There is enormous potential for further extension and includes current planning consent (23/00722/FUL) to create an even larger family home if so desired.

An enclosed entrance porch provides covered access into the property and an original decorative coloured glass door opens into the main reception hallway, which has a feature balustrade return staircase with storage and original oak panel doors opening to rooms. There is a bay fronted reception with chimney breast stone surround and marble hearth, housing a feature log burning stove. A further gas fire with stone surround and marble hearth is situated in the rear sitting room featuring a large side bay window which enjoys views over the surrounding gardens.





French doors also open to a large P shaped rear sun lounge/conservatory with patio doors opening to the garden and separate access into an extremely generous proportioned family dining kitchen. This is fitted with cupboard units/shelving within the chimney breast recess of the dining area. The kitchen has black granite work surfaces with inset sink and a range of base storage units with integrated dishwasher and microwave oven.

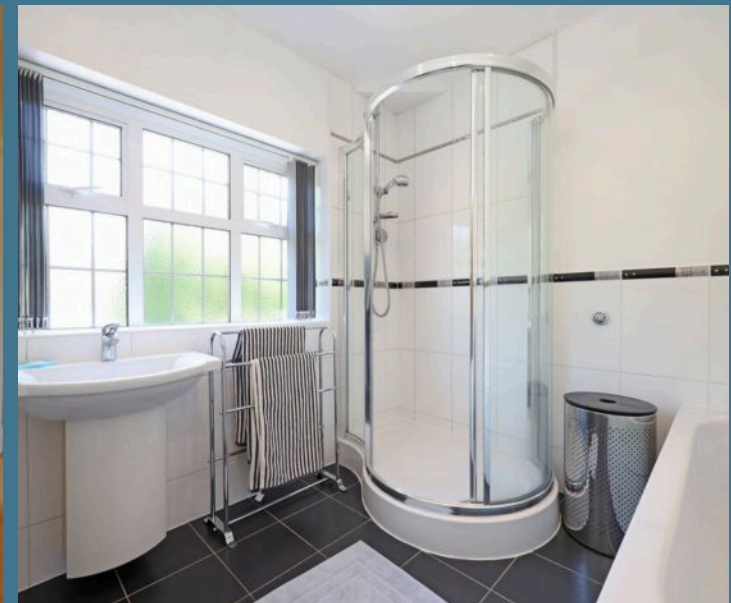
There is also a freestanding combined electric/gas cooking range with extractor hood that will remain in the sale. A rear window enjoys views over the garden with an additional frosted glazed window to the side aspect.

From the kitchen a rear porch with cloaks/WC gives internal access to a double integral garage (having partial internal dividing wall) with original timber doors and location of a recent replacement central heating boiler. An original external side entrance door from the rear porch opens to a further partial glazed side porch giving additional access to the rear and has a utility cupboard and white glazed sink with further cupboard units.



A further original feature coloured glass window is situated on the return of the staircase which leads to a spacious first floor landing area with panel doors to rooms. There are two large double bedrooms with the master bedroom to the rear having fitted wardrobes and enjoying a dual aspect outlook over the gardens. The second bedroom has a large repeat bay window overlooking the front. Additionally there are two further large family bedrooms with rear views and fitted double wardrobe to one room. The family bathroom is fitted with a modern suite comprising bath, wash basin and large circular enclosed shower cubicle with thermostatic power shower. A matching style WC is accessed separately.

Externally the property stands handsomely on the substantial garden plot with frontage width of approximately 70ft (21m) and a rear garden depth in excess of 110 ft (33.5m) with a maximum rear width of approximately 110 ft (33.5m). There is huge scope for further extension should that be required and currently includes approved outline planning consent for a two story extension with a separate garage. Ample parking is provided to the front of the property with boundary wall.





A wide enclosed garden plot extends to the right hand side. Gardens are laid with established shaped lawns and well stocked borders and a large paved patio extends to pathways. Garden outbuildings comprise timber framed summerhouse/workshop with power connection and attached garden store. Metal store shed, greenhouse, log store and composting area.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



