



Harrison Hall, The Avenue, Medburn

£1,395,000 Offers in Region Of

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Harrison Hall

The Avenue, Medburn, NE20

Beautifully presented, this 5 Bedroom Detached Property on The Avenue comes to the market For Sale in the ever popular location of Medburn, Northumberland.

Situated within an enviable plot circa 0.8 acres and benefitting from off street parking for multiple vehicles leading to Triple Garage. To the rear is a private and well maintained South Facing garden.

The property briefly comprises of Portico, Entrance Hallway, Lounge, Games Room, Kitchen, Dining Room, Family Room, Rear Hall, Boot Room, Utility Room, 2 WC's, Fitness Suite comprising of Swimming Pool, Gym and Sauna to the ground floor. First floor offers Open galleried landing, Master Bedroom with Walk in Wardrobe and En-Suite Bathroom, Bedroom 2 with ensuite Shower-room, Bedroom 3 with Walk in Wardrobe and En-Suite Shower Room & Bedroom 4 with En-Suite Bathroom.

Extensively extended to provide a beautiful family home.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £1,395,000 Offers in Region Of



Accommodation

Entrance Hall

Through the front door of this beautifully presented 5 Bedroom Detached property, we enter into the Hallway. Ahead we are met by the open spindle, carpeted, gullwing staircase which is the first introduction to the stunning symmetry of the property. Solid Oak double doors provide access to the Formal Lounge to the right and Games room to the left, ahead to the right is a conveniently situated WC and to the left of the staircase Solid Oak double doors lead to the extensive Open Plan Living to the rear, including Family room, Kitchen and Dining area. The room features 2 anthracite double radiators, decorative coving to ceiling, dado rail and wood floor underfoot.

Lounge 6.72 m x 5.77 m

Situated to the front of the property is the spacious Lounge. Double glazed windows look to front and side elevations providing a natural light to the room, underneath which sit anthracite double radiators. The focal point of the room is the multi fuel burning stove set within a wooden mantel with marble surround and herringbone brick inset. The room features decorative coving and central rose to ceiling, double oak and glass doors provide access to the Open Plan Living area to rear and the room benefits from wood floor underfoot.

Games Room 6.72 m x 5.77m

Situated to the front of the property is the Games Room. Again double glazed window looks to front and side elevations maximising natural light into the room. The room features 2 anthracite double radiators, decorative panelling, coving to ceiling and bar area to host the perfect games night. The room benefits from wood floor underfoot.

WC 0.80 m x 2.28 m

First of two ground floor WC's, this one is conveniently situated off the Entrance Hallway. Consisting of a white two piece suite, comprising of low level WC and wall mounted hand wash basin. The room is tiled from wall to floor and features a panelled artwork.



Accommodation

Open Plan Living Area 5.77 m x 16.05 m

Occupying the rear of the property is the spacious and extensive Open Plan Living area, consisting of Kitchen, Dining Area and Family Room.

To the left is the spacious Kitchen area featuring a range of Navy and Grey Shaker Style wall and base units with complimentary copper handles and marble work surfaces over-top. A central Island provides additional cupboard storage and prepping space, integrated wine cooler and Induction hob along with breakfasting area with seating to enjoy a family gathering. The Kitchen features a Belfast sink with copper tap, situated beneath a double glazed window to side elevation. The rear wall features integrated appliances including American style fridge freezer, two double ovens and two grills. Other features of the Kitchen include an anthracite vertical radiator, recessed spot lighting to ceiling and porcelain tiles underfoot.

The central zone is the Dining Area, spacious and accommodating of an extended dining table, with fantastic views across the private grounds to the rear. The room features a decorative ceiling rose with central pendant lighting, anthracite radiator and wood floor underfoot.

Finally the Family Room makes up the final area in this trilogy of the open plan living, the focal point of the room is the multi fuel burning stove set within a decorative wooden mantle in a blue shade to compliment the Kitchen tones, making the space cohesive throughout, like the Formal Lounge, the fire has a herringbone brick inset to add to the cohesive flow. The family room enjoys double glazed windows to side elevation underneath which sits an anthracite radiator and features a central ceiling rose with pendant lighting.

The Open Plan Living flows from zone to zone with a triple set of double sliding patio doors leading to private rear grounds from each area.

Rear Hall 3.72 m x 2.76 m

The rear hall leads from the Kitchen and can also be accessed via a private door to the side, The hall provides access to boot room, utility and pool and features a double radiator and wood floor underfoot.

Boot Room 2.37 m x 1.43 m

The Boot room is a welcomed addition off the rear hall, tastefully clad with space for outdoor coats and boots before entering the main living areas. The room features recessed spots to ceiling and wood floor underfoot.

Utility 3.25 m x 2.76 m

Situated off the rear hall, the Utility is fitted with a range of grey shaker style base units with complimentary copper handles and over top butchers block work surfaces., A double glazed window looks to front elevation underneath which sits a Franke matte black 1.5 bowl sink and drainer with mixer tap. The room features a wall mounted double radiator, plumbed for automatic washing machine, pulley maid airer, decorative coving and recessed spot lights to ceiling and wood floor underfoot.

WC 1.13 m x 1.54 m

Second of two ground floor WC's, this one is conveniently situated to the rear of the property accessible via the Utility. A walnut vanity unit sits to the left with inset sink and 2 door cupboard beneath and low level WC. A double glazed opaque window looks to side elevation and the room features decorative coving and recessed spot lights to ceiling, and oak floor underfoot.



Accommodation

Galleried Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 2, 3 & 4. Full length double glazed windows to front elevation frame the view, the landing features decorative coving and rose to ceiling with carpet underfoot.

Master Bedroom 5.46 m x 4.25 m (extending to 6.31 m)

The Master Bedroom is a spacious room with double glazed sliding doors to Juliet balcony and rear elevation. The room features pendant lighting above bedside tables, with complimentary ceiling pendant. The room features decorative coving and rose to ceiling, double radiator and carpet underfoot. The Bedroom leads to a walk in wardrobe and en-suite Bathroom.

En-suite Bathroom 2.57 m x 5.65 m

The luxurious en-suite bathroom offers a Copper bath with free-standing tap, situated with views of the private rear grounds from the Juliet balcony, with double glazed sliding doors to rear elevation. A ceiling waterfall shower in contrasting and complimentary matte black is situated to the right of the room with hand held shower attachment, glass shower screen and inset shelving. The room features an oak vanity unit with Jack & Jill counter top basins with matching matte taps. A tiled screen to the left of the room, creates a nook for the low level WC. The room features tiling to walls and floor, recessed spotlighting to ceiling and heated towel radiator.

Walk-in-Wardrobe 2.70 m x 3.38 m

The Walk-in-Wardrobe features hanging rails and drawer space to either side, ahead further shelving and drawers provide additional storage with full length mirror. The room features recessed spotlighting and carpet underfoot.

Bedroom 2 5.47 m x 5.77 m (5.17m to robes)

Bedroom 2 is a spacious room with double glazed sliding doors to Juliet balcony and rear elevation. To the left fitted wardrobes extend one wall with central desk/dressing area. The room benefits from recessed spotlighting above bed, with complimentary ceiling pendant. The room features decorative coving and rose to ceiling, double radiator and carpet underfoot. A door to the right provides access to the en-suite shower-room.

En-suite Shower- room 2.34m x 2.02 m

The en-suite shower-room offers a three piece suite comprising of glass shower enclosure with overhead power shower and glass screen, wall mounted wash hand basin and low level WC. The room features recessed spotlighting and decorative coving to ceiling, black towel heated radiator and tiled floor underfoot.



Accommodation

Bedroom 3 4.23 m x 5.81 m

Bedroom 3 is a spacious room with double glazed windows to front elevation, underneath which sits a double radiator. The room benefits from wall lighting above bed with complimentary ceiling pendant. The room features decorative coving and rose to ceiling, and carpet underfoot. The Bedroom leads to a walk in wardrobe and en-suite Shower-room.

En-suite Shower-room 2.35 m x 2.41 m

The en-suite shower-room offers a three piece suite comprising of wet room style shower enclosure with tower panel and glass screen, pedestal wash hand basin and low level WC. An opaque double glazed window looks to side elevation and the room features recessed spotlighting and decorative coving to ceiling, black heated towel radiator, contrasting tile and wood finish and tiled floor underfoot.

Walk-in-Wardrobe 1.76 m x 1.65 m

The Walk-in-Wardrobe features hanging rails and drawer space to right, ahead mirrored robes provide hanging space with full length mirror. The room features recessed spotlighting and carpet underfoot.

Bedroom 4 4.25 m x 5.19m

Bedroom 4 is a spacious room with double glazed window to front elevation, underneath which sits a double radiator. Built in double door wardrobes extend the wall to the left proving ample storage and a door to the left provides access to the en-suite Bathroom. The room features decorative coving and rose to ceiling and carpet underfoot.

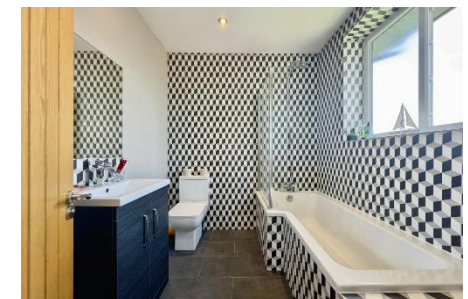
En-suite Bathroom 2.34 m x 2.02 m

The en-suite Bathroom offers a three piece suite comprising of L-Shaped panelled bath with overhead power shower and glass screen, vanity unit with double door cupboard and inset wash hand basin and low level WC. An opaque double glazed window looks to side elevation and the room features recessed spotlighting to ceiling, heated towel radiator and tiled floor underfoot.

Externally

To the front of the property electric security gates lead us along a gravelled driveway with central turning point, to the front of this Majestic property. A covered Portico with steps and down lighting lead us to the impressive entrance. To the right sits a triple garage with self-contained annexe above. The sweeping drive leads us to the left where further parking and rear entry is available.

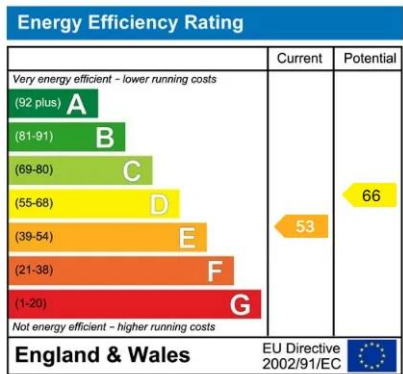
To the rear of the property, the garden enjoys a South facing aspect. Laid mainly to lawn with mature hedging and fenced boundary. From the open plan living we step out onto an extensive patio area ideal for outdoor dining and entertaining. Other features of the garden include a tree house, zip wire, cherry blossom tree and a Yurt style Summer House on a raised patio with central fire pit.



Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	292.6 sq. metres /3149.0 sq. feet
First Floor	217.3 sq. metres /2338.5 sq. feet
Total	509.9 sq. metres /5487.5 sq. feet



Leisure Suite

To the rear of the property is the Leisure suite consisting of Gym, Sauna and Swimming Pool room.

Swimming Pool 4.50 m x 6.15 m

The Pool room is equipped with a hydro pool for you to swim against the current enhancing fitness. The room overlooks the extensive grounds to the rear with full length double glazed windows to rear and side elevations, sliding doors to the right lead out on to private patio. The room features a double radiator and wood floor underfoot and a door to the right provides access to the Gym.

Gym 4.47 m x 2.97 m

The Gym features a double glazed window to rear elevation, mirrored wall ahead and wood floor underfoot and provides access to the Sauna

Sauna 1.11 m x 1.39m

The infrared Sauna is a stylish addition to the property accessible via the gym.



Garage and Annexe

The Triple Garage is situated to the right of the property and has a single door access to the left with double glazed window looking to property from side elevation. To the front three up and over doors provide vehicle access. The room is equipped with electricity and lighting.

To the right of the garage a gated entrance provides access to the Self contained Annexe, Wooden Steps lead up to the Annexe where you will find Living and Kitchen area, Double Bedroom and En-Suite Shower-room.

Living Room & Kitchen 4.73 m x 3.16 m

The Living space is a tranquil room with Velux windows to front and rear elevations, to the right is a fully functioning Kitchen with inset sink and drainer, two ring electric hob and underbench fridge freezer. The room features a double radiator and herringbone wood floor underfoot. A door ahead leads to the Bedroom.

Bedroom 2.28 m x 3.16 m

A Double room with Velux window to front elevation, the room accommodates a double bed with floor space to the right for storage. Underfoot, the Herringbone wood floor continues from Living area and the room features recessed spotlights to ceiling.

En-Suite Shower room 1.17m x 3.15 m

The En-Suite Shower room features a three piece suite comprising of tiled Shower enclosure to the left with overhead electric shower, glass and black matte sliding doors, pedestal wash hand basin and low level WC, a double glazed opaque window looks to side elevation and the room features recessed spotlights to ceiling and tiled floor underfoot.





Local Authority
Northumberland County Council

Council Tax
E

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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