

**BRUNTON**  
RESIDENTIAL



**EAST AVENUE, NEWCASTLE UPON TYNE, NE12**

Offers Over £595,000

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Wonderful Edwardian Semi-Detached Family Home Placed Over Three Storeys & Boasting in Excess of 2500Sq ft of Internal Living Space. With Six Bedrooms, Re-Fitted Family Bathroom Plus Shower & Ground Floor W.C., Two Great Reception Rooms, Impressive Re-Fitted 21ft Kitchen/Diner, Utility, 17ft Conservatory, Great West Backing Enclosed Rear Garden, Off Street Parking & Garage/Store!

This excellent, Edwardian semi-detached family home is perfectly positioned to the West backing side of one of Bentons most popular residential streets, East Avenue. East Avenue, which is nestled between The Grove and The Oval is perfectly placed to provide access to nearby greenery, and benefits from excellent road and rail links from the nearby Benton Park Road and Benton Metro Station, providing direct links to Newcastle City Centre, The RVI and Freeman Hospitals, both of the city's universities and further throughout the region.

The property, which was purchased by the current family in 2022, has since undergone extensive remodelling and refurbishment works, completely transforming the feel of the home. This superb family home now offers the perfect blend of modern living and period style with its generous and versatile accommodation.

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Placed across three storeys, the internal accommodation comprises: an entrance porch which opens into a welcoming entrance hallway, now enhanced by engineered wood flooring that continues through to the rear reception spaces. The hallway provides access to two reception rooms, the kitchen-diner and the staircase rising to the first floor.

The front reception room provides a great space with tall ceilings, a feature wood burning stove, delightful walk in bay window as well as bespoke fitted alcove units. Immediately adjacent is the second reception room, which has been opened to the staircase, allowing natural light to flow through the hallway. This elegant space benefits from tall ceilings, ornate cornicing, fitted alcove units and a feature fireplace with open fire, and also offers door access into the conservatory while flowing seamlessly into the kitchen-diner.

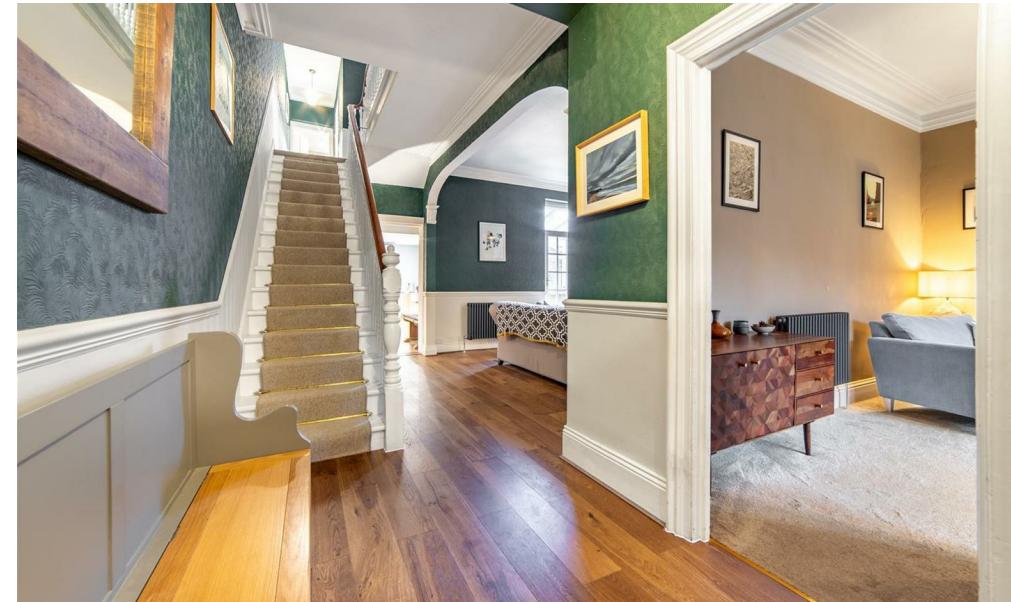
The kitchen-diner has been completely renovated and now provides an impressive central hub of the home. It features bespoke fitted wall and base units, a central island and a range of integrated appliances. This space opens directly into the conservatory, currently utilised as an entertaining room, which enjoys excellent natural light and French doors opening onto the West facing landscaped rear garden. From here there is access to the garage, and to the very rear of the ground floor is a large utility room, plumbed for a washer and dryer, housing a newly installed boiler within a cupboard, providing access to the rear garden and incorporating a convenient ground-floor WC.

The first-floor landing gives access to four bedrooms, a beautifully refurbished family bathroom and a separate WC. The rear bedroom is currently arranged as an office and benefits from a charming mezzanine area suitable for storage, crafts or workspace. Two bedrooms are positioned to the front, including the principal bedroom, a generous double with tall ceilings, ornate cornicing and front-aspect views. The adjacent bedroom is currently used as a dressing room but would also suit use as a nursery or study. A further rear double bedroom enjoys a dual aspect, tall ceilings and ornate cornicing. The family bathroom has been fully refurbished and now offers a stylish four-piece suite with panelled walls, tiled flooring, a heated towel rail and a distinctive fluted shower screen, complemented by a separate WC.

The second floor provides two further bedrooms and an additional WC. The larger bedroom enjoys front-to-rear aspects via Velux windows and is currently used as an office, though it could easily function as a double bedroom and includes a shower within the room. The second room, slightly smaller, is also suitable as a bedroom, office or storage space and benefits from a Velux window.

Externally, the rear garden has been extensively remodelled and landscaped to include a large decked seating area, with the remainder laid mainly to lawn and enclosed by walled boundaries. To the front is an attractive town garden providing off-street parking and access to the garage.

Rare to the market and in a highly sought after residential location, early viewings are deemed essential!



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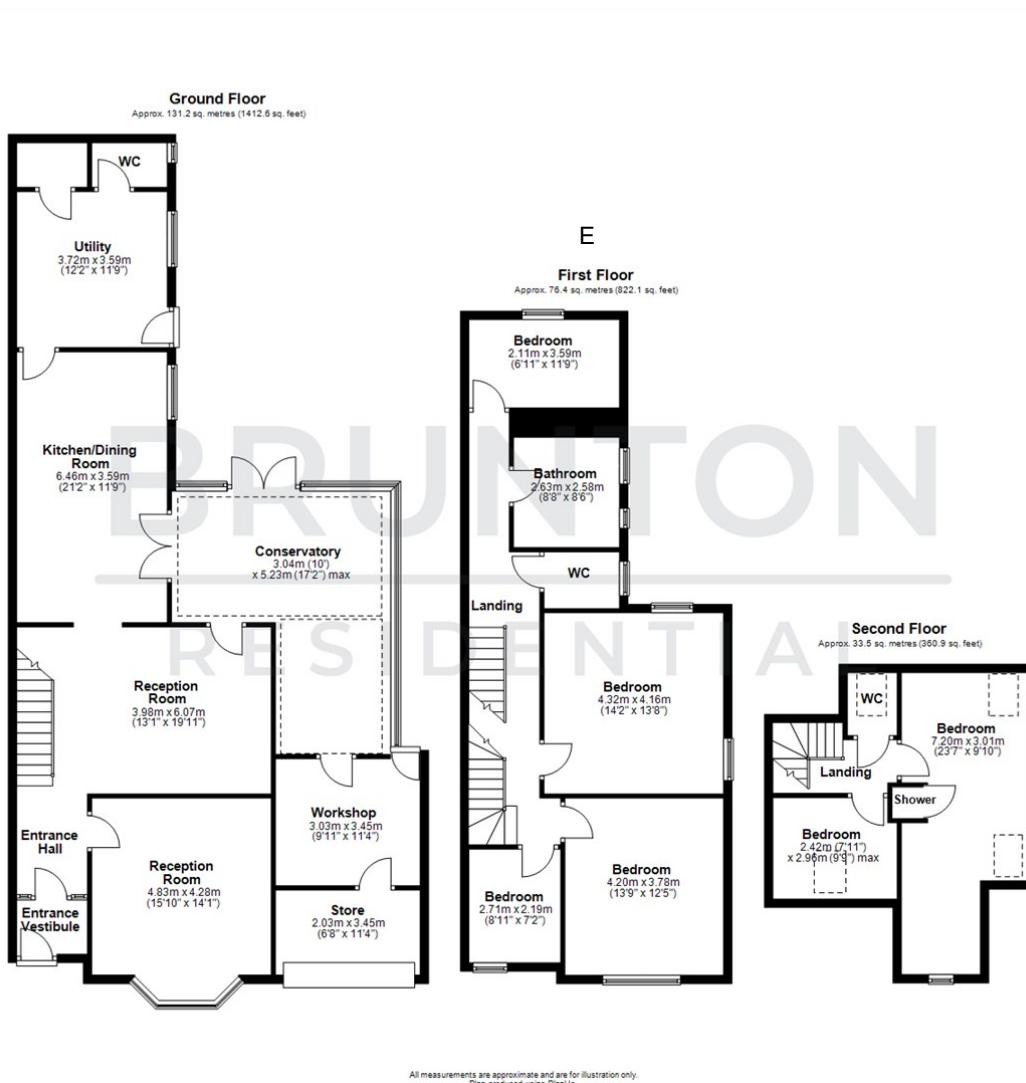
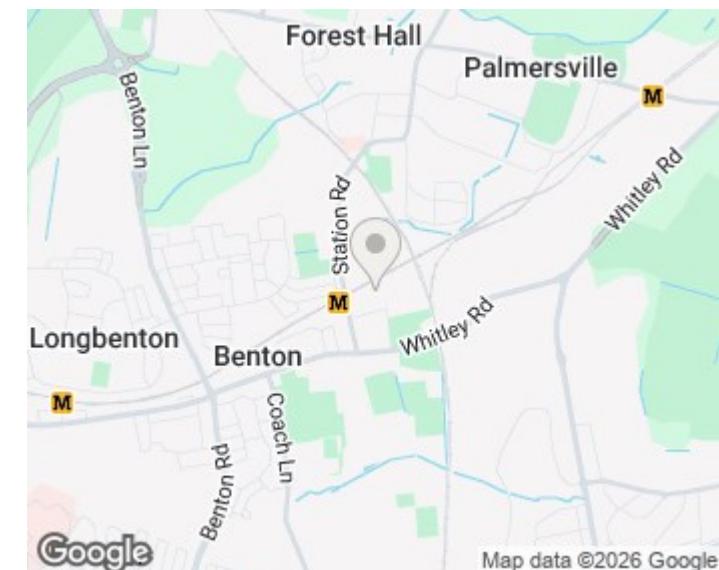
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside cc

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating	
	Current
	Potential
Very energy efficient - lower running costs	
(92 plus) A	A
(81-91) B	B
(69-80) C	C
(55-68) D	D
(39-54) E	E
(21-38) F	F
(1-20) G	G
Not energy efficient - higher running costs	

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	A
(81-91) B	B
(69-80) C	C
(55-68) D	D
(39-54) E	E
(21-38) F	F
(1-20) G	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales

EU Directive 2002/91/EC