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BOURNE AVENUE, FENHAM, NE4

Offers Over £300,000


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Immaculately Refurbished 1930s Three-Bedroom Semi-Detached Home, Offering Excellent & Versatile Family Accommodation Including Two Reception Rooms, Impressive Bespoke Extended 17ft Kitchen/Diner, Utility Room, Ground Floor WC, Luxurious Four-Piece Bathroom, Wood-Burning Stoves, Garage, Off Street Parking & Private South-Facing Rear Garden!

This well presented home has been recently refurbished and is ideally positioned to the South backing side of Bourne Avenue, Fenham. Bourne Avenue, nestled between Fenham Hall Drive and Fowberry Crescent, is ideally placed for the local shops and amenities close at hand, with Nuns Moor Park and the open green space of the Town Moor within easy walking distance, whilst Newcastle City Centre, the RVI and Newcastle University are all readily accessible. Excellent local schooling, the A1 and the West Road transport links are all close by.

This fantastic 1930s family home extends to approximately 1,448 sq ft and has undergone a comprehensive programme of refurbishment, including a full rewire and a new heating system, beautifully blending period character with modern finishes. The ground floor offers a bay-fronted living room and a spacious lounge, with wood-burning stoves adding warmth and charm, alongside a superb bespoke extended kitchen/dining room forming the heart of the home, together with a utility room, ground floor WC and garage. To the first floor are three well-proportioned bedrooms, including a generous bay-fronted double, and a luxurious four-piece family bathroom, whilst externally the property enjoys off-street parking and a south-facing rear garden.

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The internal accommodation comprises: An entrance lobby with attractive oak flooring, continuing through to the main hallway, which provides access to the ground-floor rooms and staircase rising to the first floor.

Positioned to the front is a beautifully presented reception room, featuring a generous walk-in bay window, high ceilings and a wood-burning stove, creating a warm and characterful setting. The second reception room has been extended to provide a particularly spacious living area, complemented by a further wood-burning stove, bespoke alcove cabinetry, matching oak flooring and a door opening onto the rear garden.

At the heart of the home is the impressive open-plan kitchen/diner, fitted with a contemporary range of wall and base units, integrated appliances and granite worktops. A vaulted ceiling incorporating a skylight allows natural light to flood the room, while the continuation of oak flooring creates a seamless finish. This wonderful space is ideally suited to everyday family life and entertaining.

Leading from the kitchen is a separate utility area with provision for a washing machine and tumble dryer, alongside a ground-floor WC and internal access to the remaining garage space.

Stairs rise to the first-floor landing, where there are three well-proportioned bedrooms. The principal bedroom enjoys an attractive walk-in bay window, while the second double overlooks the rear garden. The third offers flexibility as a bedroom, nursery or dedicated home office. Completing this floor is a stylish family bathroom fitted with a four-piece suite, complemented by tiled walls and flooring.

Externally, the rear garden has been attractively arranged with a generous lawn, paved seating area and raised planters, enclosed by fenced boundaries. It provides a lovely setting for outdoor dining, gardening and relaxing during the warmer months. To the front, a driveway provides off-street parking and access to the garage, offering additional storage, completing this fantastic modern family home.





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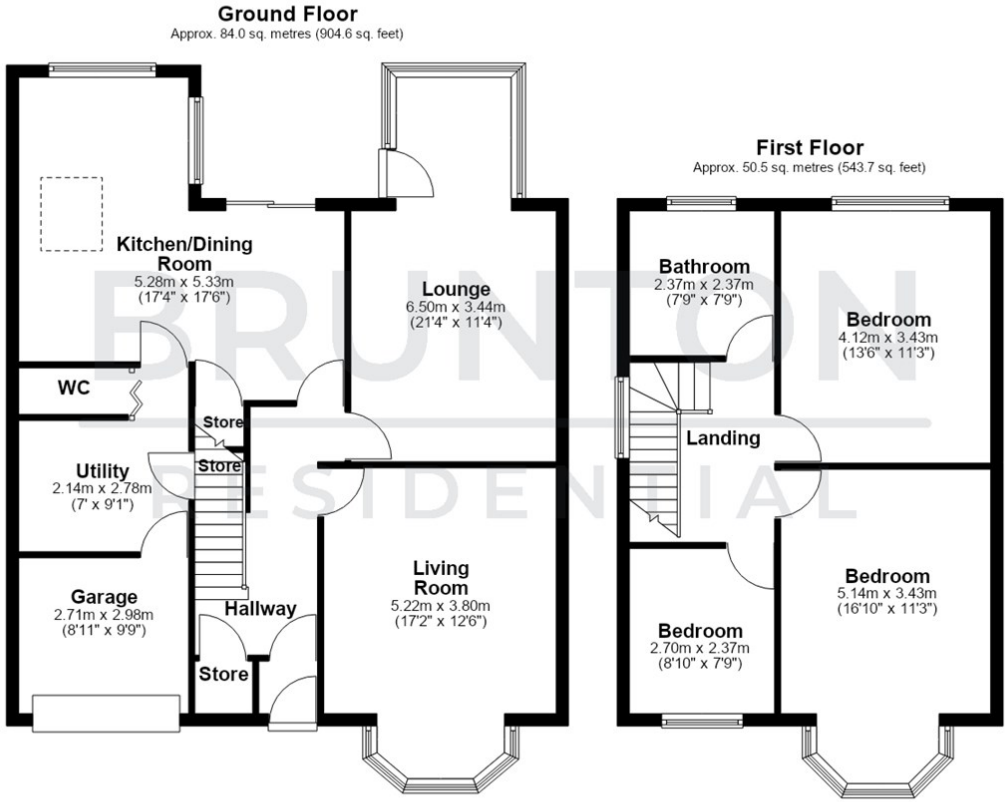
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 134.6 sq. metres (1448.3 sq. feet)



