

# BRUNTON

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## RESIDENTIAL



**EAST AVENUE, BENTON, NE12**

**Offers Over £750,000**

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Immaculately Presented & Detached Victorian Family Home Boasting over 3,200 Sq ft of Internal Living Space, with Two Great Reception Rooms, a Stunning 32ft Open-Plan Kitchen, Dining & Family Space with Large Utility Room, a Unique One Bedroom Annex with En-Suite Bathroom, Four Further Bedrooms To The First Floor plus Family Bathroom, a Spectacular Second-Floor Master Suite With Dressing Room & Luxurious En-Suite, Private West-Facing Rear Courtyard Garden, Off-Street Parking & Garage/Store!

This outstanding, Victorian detached family home occupies a superb position on one of Benton's most sought-after residential streets, East Avenue. Nestled between The Grove and The Oval, East Avenue is perfectly placed to provide access to nearby greenery, while benefitting from excellent road and rail links from the nearby Whitley Road and Benton Metro Station, providing direct connections to Newcastle City Centre, the RVI and Freeman Hospitals, both of the city's universities, and further throughout the region.

This excellent period home is a truly rare offering, providing a substantial, character-rich family home that has been thoughtfully improved and maintained during the current ownership, presenting wonderful condition throughout. The property manages to blend original Victorian charm with contemporary living, and the scale, quality and versatility of the accommodation on offer is simply outstanding.

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Arranged across three storeys, the ground floor accommodation is accessed via an entrance porch with tiled flooring, which opens into the main hallway. From here, the two principal reception rooms and the impressive open-plan kitchen, dining and family area are all accessed. The front reception room is a fantastic space and enjoys tall ceilings, ornate cornicing, an original ceiling rose, and features a multi-fuel stove, a delightful walk-in bay window and all complemented by bespoke fitted alcove units.

Immediately adjacent is the dining room, which mirrors many of these charming period features, including tall ceilings, ornate cornicing and a feature fireplace. The dining room is open to the impressive, open-plan kitchen/family area beyond, creating an excellent and natural flow throughout the entire ground floor.

To the rear of the property lies the true statement area of the home — a wonderful open-plan kitchen, dining and family space. This exceptional room benefits from slate tiled flooring, multiple skylights and expansive sliding doors, flooding the space with natural light. The kitchen itself is impressively appointed with a range of fitted wall and base units, a large island with breakfast bar and a gas-powered AGA. The kitchen flows seamlessly into the utility room, which is plumbed for a washer and dryer, offers extensive storage and houses the water tank servicing all three storeys, with a convenient ground-floor WC just off.

A second multi-fuel stove adds warmth and character to this family space, which also leads into a cosy snug providing access to a cleverly converted section of the original garage. This unique space incorporates a staircase rising to a mezzanine double bedroom, enjoying dual-aspect windows, bespoke fitted wardrobes and a private en-suite bathroom with tiled walls and heated towel rail. The front portion of the garage remains intact and provides very useful storage.

The stairs then lead up to the first floor, where the landing gives access to four well-proportioned bedrooms and the family bathroom. The family bathroom has been renovated and now offers a high-quality four-piece suite, including a free-standing bath, with tiled walls and flooring and a heated towel rail. Two of the bedrooms enjoy views over the rear garden, one of which is a generous double with tall ceilings, ornate cornicing and a charming feature fireplace. A further double bedroom sits to the front aspect, again benefitting from tall ceilings, a feature fireplace and fitted wardrobes, while the fourth bedroom on this level is a versatile space ideal as a bedroom, nursery or office.

The staircase rising to the extended second floor, which benefits from a cleverly installed window and glass panel, allowing natural light to flow throughout the stairwell. At the top of the home sits the magnificent master suite — a beautifully formed room with bespoke fitted cabinetry and several Velux windows filling the space with light. A charming step down leads into the his-and-hers dressing room, fully fitted with bespoke wardrobes. Completing the top-floor accommodation is a truly luxurious en-suite shower room, featuring his-and-hers sinks, underfloor heating, tiled walls, a 'Velux' window and two heated towel rails.

Externally, the west-facing rear garden has been paved to provide a generous seating area alongside raised beds, with walled boundaries ensuring a real sense of privacy and seclusion. To the front of the property is an attractive town garden with off-street parking and access to the garage/store.

This truly special, period family home is placed within one of Benton's finest residential addresses and early viewings are deemed absolutely essential!



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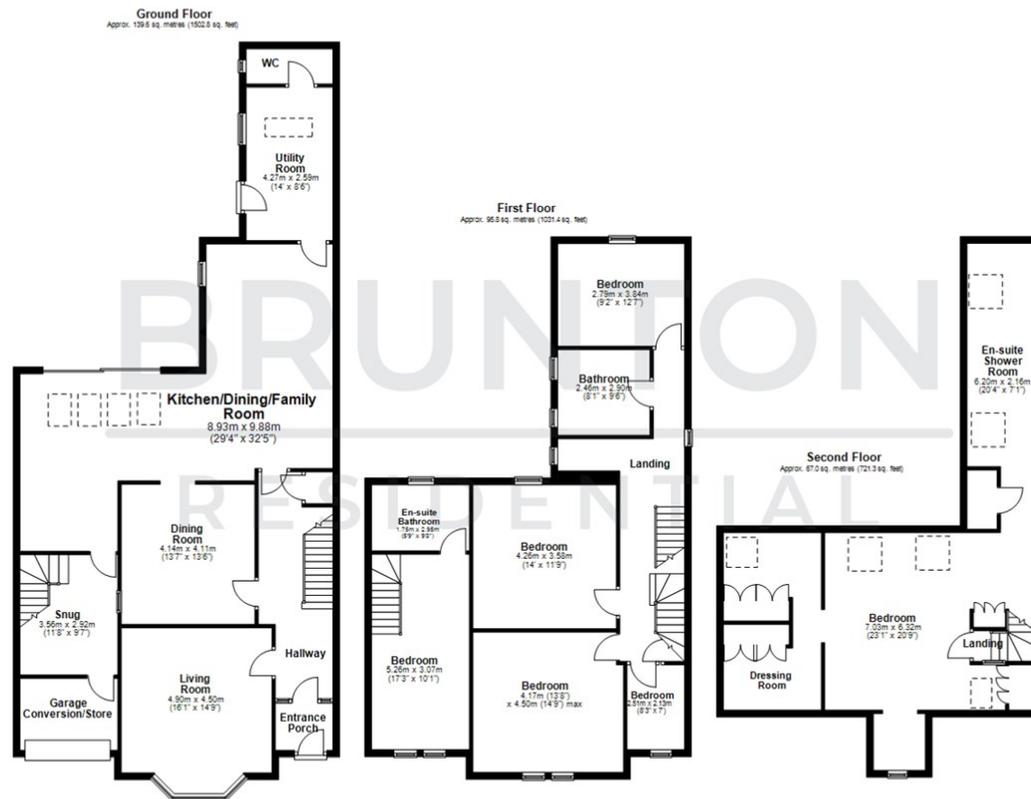
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 302.4 sq. metres (3255.5 sq. feet)  
All measurements are approximate and are for illustration only.  
Please inspect using Planific.

