

T. 01661 679002  
Eponteland@bruntonresidential.c  
A. 1 Main Street, NE20 9NH  
W. bruntonresidential.com



## The Avenue, Medburn, NE20 OJD

£1,500,000

STUNNING DETACHED HOME - OPEN VIEWS TO THE REAR - ONE ACRE PLOT SIZE.  
Brunton Residential are delighted to offer this substantial residence within Medburn, Ponteland. This meticulously designed and custom-built detached home offers unparalleled comfort and style. Boasting five spacious ensuite bedrooms, two of which feature walk-in dressing rooms, this residence is a testament to craftsmanship and attention to detail.

This substantial home has a multitude of rooms offering a range of uses.

A bright and spacious hallway sits centrally, it offers an Oak staircase leading to the first floor, a WC, an area for cloaks and a deep understairs cupboard. There are two main lounge areas on each side of the property, both of which have windows to multiple elevations along with high-end feature fireplaces. A state-of-the-art kitchen offers a range of wall and floor units with top-of-the-line appliances and large areas of ample counter space. The kitchen/sitting room leads through to a dedicated utility room, with further wall and base units plumbed for washing appliances. There is a smaller snug room to the side of the hallway while a formal dining room and a study room make up the rest of the ground floor rooms.

The first floor provides a large landing space with a mezzanine overlooking the hallway. Three of the bedrooms could be used as master suites, each having walk-in wardrobe rooms and fully tiled ensuites fitted with Villeroy and Boch or Laufen Palace sanitary ware. Two of the suites each host a sizeable two-person plunge bath. The other three bedrooms are all very spacious and offer enough room for super king beds with accompanying furniture, a tiled two-person ensuite shower room accompanies each of the five bathrooms.

Surrounded by meticulously landscaped gardens, the outdoor spaces provide an extension of the luxurious interiors, offering a tranquil retreat for relaxation and recreation. The allure of Medburn estate extends beyond its walls, with panoramic views of the picturesque surroundings with open unspoiled views extending to the Northumbria National Park creating a seamless connection between indoor and outdoor living.

The plot itself extends to a whole acre, electric gates are accessed at the bottom of a private driveway, these open onto a substantial driveway area which offers parking for multiple cars and access to the spacious attached garage with two large

double doors. A further 7th fully tiled gardeners toilet and gymnasium area which could be equally used as a craft room study or workshop is positioned to the rear of the garage, along with a door leading to the rear gardens.

There is space to the side of the house for a caravan, boat or additional vehicles. The house further lends itself to the potential of significant extension or annexe suitable for multi-generational living if desired.

## ON THE GROUND FLOOR

### Hallway

### Lounge

19'2" x 22'9" (5.83m x 6.93m)

### Sitting Room

20'6" x 15'11" (6.25m x 4.84m)

### Office

10'4" x 11'6" (3.14m x 3.50m)

### Lobby

### Snug

13'3" x 9'0" (4.05m x 2.75m)

### Utility

5'0" x 17'5" (1.52m x 5.31m)

### Kitchen/Dining Room

27'5" x 6'7" (8.36m x 2.00m)

### Dining Room

12'6" x 18'5" (3.80m x 5.61m)

### WC

### Garage

29'1" x 32'10" (8.86m x 10.00m)

### WC

## ON THE FIRST FLOOR

### Landing

### En-suite

8'8" x 18'6" (2.65m x 5.63m)

### **Dressing Room**

10'0" x 18'6" (3.04m x 5.63m)

### **Bedroom**

12'4" x 22'10" (3.75m x 6.95m)

### **Bedroom**

19'1" x 20'1" (5.82m x 6.12m)

### **En-suite**

### **Bedroom**

12'11" x 18'2" (3.94m x 5.54m)

### **En-suite**

13'5" x 8'11" (4.09m x 2.71m)

### **En-suite**

9'1" x 9'0" (2.78m x 2.75m)

### **Bedroom**

12'2" x 16'1" (3.72m x 4.89m)

### **Bedroom**

18'4" x 15'5" (5.60m x 4.70m)

### **Dressing Room**

19'4" x 16'10" (5.89m x 5.13m)

### **En-suite**

19'4" x 13'11" (5.89m x 4.23m)

### **Disclaimer**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



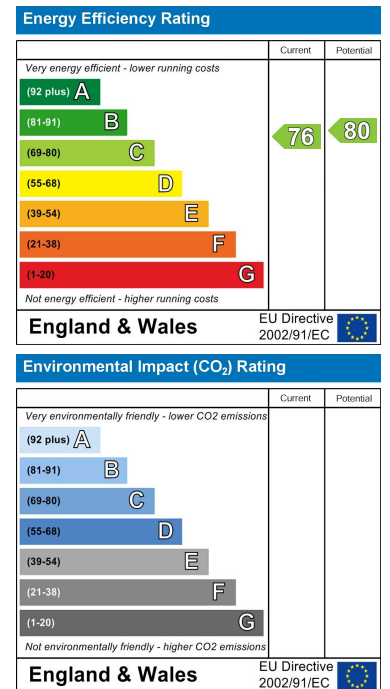
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.