

FOR SALE



Clare Avenue, Newcastle

4 Bedrooms, 2 Bathroom, Detached House

Asking Price Of £425,000


MARTIN&CO



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4 Bedrooms, 2 Bathroom

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- Detached
- Four Bedroom
- Three Living Areas
- Outbuilding
- Characteristic



OVERVIEW A rare opportunity to acquire this striking and character-rich four-bedroom detached home, offered to the market with no onward chain.

From the moment you step inside, the property makes an impression, with a beautiful stained-glass entrance and original tiled flooring setting the tone for what's throughout-a home full of personality, period charm, and individuality.

The accommodation is both spacious and versatile, featuring four well-proportioned double bedrooms, ideal for family living or those needing additional workspace. The property benefits from three separate reception rooms, offering flexibility for formal dining, relaxing, or entertaining. Two of these rooms feature original fireplaces, creating warm focal points and adding to the home's authentic character.

The kitchen is bright and practical, with ample worktop space, fitted units, and a breakfast seating area, flowing through to a separate utility room-a valuable and functional addition for modern living.

Throughout the home, you'll find a wealth of original features, including internal doors, distinctive windows, and architectural details that give the property a unique and timeless feel, rarely found in modern homes.

Externally, the property truly stands out. The substantial rear garden offers a private and peaceful setting, complete with mature planting, a pond, and an established apple tree. A standout feature is the detached garden room/outbuilding, ideal as a home office, studio, bar, or entertaining space-adding a lifestyle element that elevates the entire property.

To the front, a generous gravel driveway provides ample off-road parking, framed by greenery and giving



the home an attractive approach.

This is not a standard property-it's a home with genuine character, space, and presence. A perfect fit for buyers looking for something with personality, both inside and out.

Early viewing is strongly recommended.

PORCH A welcoming entrance porch providing a sheltered entry into the home, setting the tone for the character found throughout.

HALL 9' 9" x 6' 0" (2.97m x 1.83m) A bright and welcoming entrance hallway showcasing traditional Victorian-style geometric patterned tiled flooring, creating an immediate sense of character and period charm. The space is further enhanced by a beautiful stained-glass feature window and original detailing, offering a warm and impressive first impression. Providing access to the main living areas and staircase, the hallway also benefits from useful built-in storage.

LOUNGE 13' 2" x 11' 6" (4.01m x 3.51m) A cosy yet spacious living room with a large front-facing window allowing plenty of natural light. The room is centred around a charming real fireplace, creating a warm and inviting focal point. There is ample space for comfortable seating, making it ideal for relaxing.

KITCHEN 14' 2" x 8' 6" (4.32m x 2.59m) A bright, well-presented kitchen featuring a range of fitted base and wall units with contrasting work surfaces. A large window above the sink brings in plenty of natural light, enhancing the clean, modern feel. Space for freestanding appliances including cooker and fridge, with additional under-counter storage. There's also a small breakfast bar area providing informal seating. Door leading through to the utility area.

RECEPTION ROOM 11' 4" x 10' 6" (3.45m x 3.2m) A versatile reception space positioned at the front of the property, featuring a bay window that adds both character and extra floor space. Suitable as a sitting



room, playroom, or secondary lounge. Neutral décor and good natural light make it an adaptable living area

DINING ROOM 12' 7" x 11' 8" (3.84m x 3.56m) A spacious dining room ideal for entertaining, comfortably accommodating a large table and multiple chairs. Feature wall and statement lighting add personality, while the layout flows well with the rest of the ground floor. Access to stairs and adjacent rooms enhances practicality.

BEDROOM 14' 3" x 11' 4" (4.34m x 3.45m) A generous double bedroom located at the front of the property, benefiting from a bay window that creates a bright and airy feel. Ample space for wardrobes and additional furniture, making this an ideal principal or guest bedroom.

BEDROOM 13' 2" x 11' 6" (4.01m x 3.51m) Another well-proportioned double bedroom with good natural light. Comfortable space for a double bed and storage units. Positioned to the side of the property, offering a quieter aspect.

BATHROOM 6' 9" x 5' 2" (2.06m x 1.57m) A functional family bathroom fitted with a bath, wash basin, and WC. Compact but practical, serving the main bedrooms.

BEDROOM 9' 9" x 8' 6" (2.97m x 2.59m) A smaller bedroom overlooking the rear, ideal as a child's room, nursery, or home office. Efficient use of space with room for a single bed and desk setup.

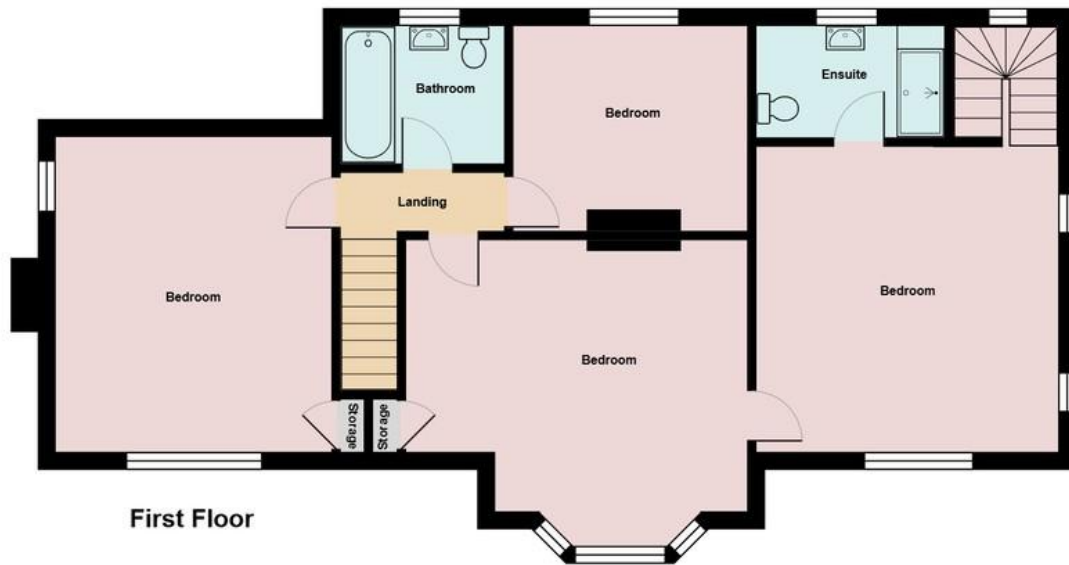
BEDROOM 12' 9" x 12' 7" (3.89m x 3.84m) A spacious double bedroom, likely one of the larger rooms in the property. Well-balanced proportions allow for a full bedroom suite. Direct access to the ensuite enhances its appeal as a primary bedroom.

ENSUITE 7' 3" x 4' 5" (2.21m x 1.35m) Convenient ensuite fitted with a shower, WC, and wash basin. A practical addition to the adjoining bedroom, providing privacy and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





First Floor



Ground Floor

All measurements are approximate and for display purposes only

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