



Marbury House, 23 Forest Avenue, Forest Hall, Newcastle upon Tyne NE12 9AH

SITUATION AND DESCRIPTION

Marbury House is a magnificent, double fronted detached house, circa 1923, occupying a beautiful site on this leafy residential road in Forest Hall, with stunning gardens extending to approximately 0.21 acres, two gated driveways and a double length detached garage. The superb four bedroom family home has been thoughtfully refurbished and extended with the addition of a fabulous Orangery, by the current owners in the last 8 years, with great attention to detail and finish. The house has retained many original features alongside a redesigned kitchen/breakfast room with cream AGA, stylish en-suite shower and family bathroom, travertine tiling and plantation shutters.

The accommodation briefly comprises: vestibule, reception hallway, sitting room, dining room, impressive 19ft orangery, kitchen/breakfast room with AGA, utility room/wc, three double bedrooms, guest en-suite shower/wc, single bedroom, superb family bathroom and separate wc, well maintained landscaped gardens with timber summerhouse, double length garage, driveways to the front and rear.

A superb family home, well located for easy access to the local shops and amenities of Forest Hall, public transport links to the city centre and the nearby Benton Metro Station. A viewing is highly recommended.

The property comprises:

ENTRANCE VESTIBULE

With wood flooring and a stained glass and leaded door to the front. A door opens to the reception hallway.

RECEPTION HALLWAY

A beautiful reception hallway gives access to the ground floor reception rooms and a traditional balustrade staircase leads to the first floor. There is decorative ceiling coving, dado rail, radiator with decorative cover, an under stairs storage cupboard and wood floorboards.

SITTING ROOM

17'6 x 13'9 (5.33m x 4.19m) maximum into bay

An elegant, formal sitting room with bay window to the front elevation and door to the side leading to the garden. The sitting room has a period cast iron fireplace with an ornate wood surround, decorative ceiling coving and rose, deep skirting's, two radiators with covers and wood floorboards.

DINING ROOM

16'5 x 13'9 (5m x 4.19m) maximum into bay

A beautiful dining room with a cast iron living flame fire with decorative wood surround, ceiling coving and rose, bay window to the front, wood floorboards and a radiator.



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ORANGERY

19'5 x 15'1 (5.92m x 4.60m)

An impressive orangery, ideal for informal family living, with a large atrium roof with blinds, travertine tiling to the floor and beautiful feature arched windows to both the front and side elevations and French doors leading on to the paved terrace and garden. The orangery has a radiator with cover, attractive exposed stonework and inset spots to the ceiling.

KITCHEN/BREAKFAST ROOM

13'9 x 22' (4.19m x 6.71m) inclusive of utility and wc

A superb family kitchen/breakfast room, fitted with traditional style, cream fronted wall and base cabinets with black granite worktops incorporating a ceramic hob with extractor hood over, integrated oven and cream electric AGA set to the recess. The kitchen/breakfast room has an integrated dishwasher, full height fridge and full height freezer. There are inset spots to the ceiling, travertine tiling to the floor and window to the side with plantation shutters and folding plantation shutters to the picture window and French doors opening to the terrace and garden.



UTILITY ROOM

With a Belfast style sink, wall and base units with plumbing for washing machine and door to the cloakroom/wc.

CLOAKROOM/WC

With a concealed cistern wc, rectangular basin in vanity unit, window to the rear with plantation shutters, travertine tiling and radiator.

HALF LANDING

A staircase leads to a half landing, giving access to the bathroom and separate wc. There is a window to the rear with plantation shutters.

BATHROOM

13'9 x 5'8 (4.19m x 1.73m) minimum excluding shower

A stylish family bathroom with a free standing slipper bath with ball and claw feet, an antique style handheld shower attachment, wash hand basin within a curved decorative vanity cabinet with marble surround, walk-in mains shower with rainfall showerhead, chrome ladder radiator, traditional style radiator with heated towel rail and atrium roof giving excellent natural light to the bathroom. There are two windows to the rear elevation with plantation shutters and decorative ceiling coving.



SEPARATE WC

With a window to the rear with plantation shutters, close coupled wc and decorative ceiling coving.

FIRST FLOOR LANDING

A generous first floor landing with a window to the side, loft access and radiator with decorative cover.

BEDROOM ONE

13'9 x 13'4 (4.19m x 4.06m)

This double bedroom has a double glazed window to the front elevation, ceiling coving, ceiling rose and white fire surround. There is a radiator with decorative cover.

BEDROOM TWO

11'4 x 14'4 (3.45m x 4.37m)

A double bedroom with double glazed windows to both the front and side elevations, ceiling coving, ceiling rose, radiator with decorative cover and cast iron fire surround.

BEDROOM THREE

10'5 x 13'9 (3.18m x 4.19m)

A double bedroom, currently used as a dressing room, with built-in wardrobe, window to the side elevation with plantation shutters, radiator with cover, picture rail, ceiling coving and rose and space for free standing bedroom furniture.

A door opens to the en-suite.

EN-SUITE

7'8 x 5'9 (2.34m x 1.75m)

This en-suite has a mains shower with rainfall head, basin with marble surround within vanity unit, close coupled wc, decorative ceiling coving, chrome ladder radiator and inset spots.

BEDROOM FOUR

7'6 x 9'5 (2.29m x 2.87m)

A single bedroom with window to the front with

plantation shutters, ceiling coving, rose and radiator with decorative cover.

EXTERNALLY

To the front of the property there are attractive wrought iron railing with double gates opening to a block paved driveway with parking for up to three cars. This in turn leads to the double length garage.

GARAGE

35'2 x 10'3 (10.72m x 3.12m)

An excellent sized garage with two electric up and over doors and access from both the front and rear driveways. There is power and lighting.

To the rear and side of the property are beautiful lawned gardens, with mature planted trees and shrubs, paved terrace opening from the orangery, feature stone fountain, timber summerhouse with power and lighting. The fountain has power and lighting also and to the rear of the house there is an electric railed sliding wrought iron and timber gate, giving access to the driveway for two cars and to the garage.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

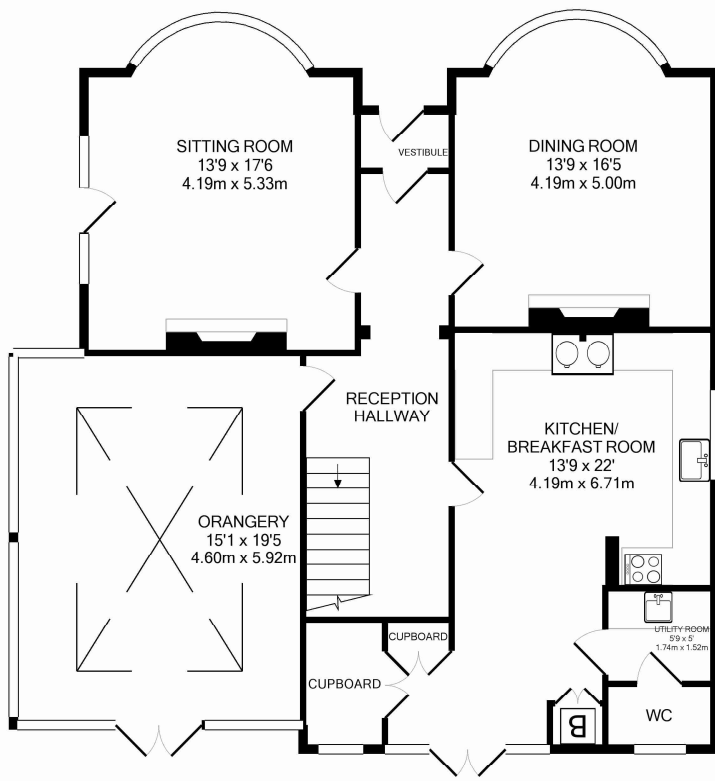
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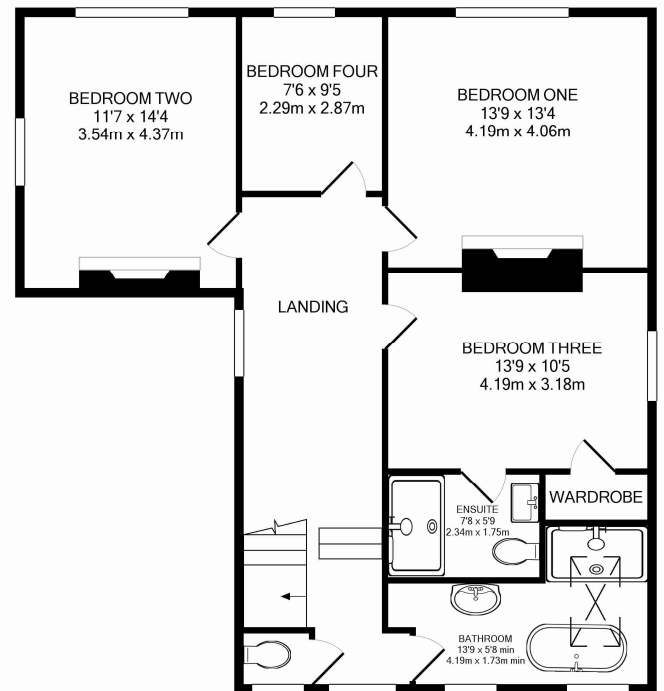
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GROUND FLOOR



1ST FLOOR



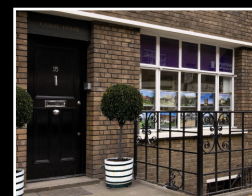
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Price Guide: £595,000

