



rare!

From Sanderson Young



**Delaware House**  
The Avenue, Medburn



Delaware House, The Avenue, Medburn NE20 0JD

Guide Price £749,950

A magnificent stone-built country home, beautifully presented with fantastic natural light and an impressive feature double-height garden room to the rear. Situated in the popular residential area of Medburn, with stunning west facing views overlooking the adjacent countryside and grazing paddocks.

Ground floor: reception hall | Dining room | Drawing room | Feature garden room/conservatory  
Kitchen/breakfasting room | Utility/laundry room | Family study | Cloakroom/wc | First floor: master bedroom  
suite with dressing room and shower room/wc | Three further bedrooms, one with en-suite shower room/wc  
Family bathroom/wc | Second floor: two bedrooms | Bathroom/wc

Externally: courtyard and parking area | Double garage with power and lighting | External storage area  
Landscaped lawned gardens with countryside views

Services: Mains electricity, water and drainage | Tenure: Freehold | EPC Rating: C

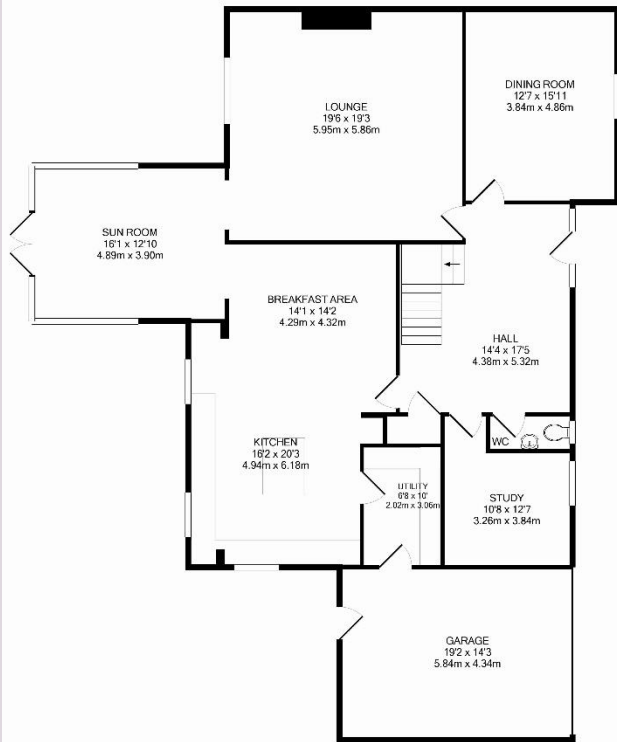
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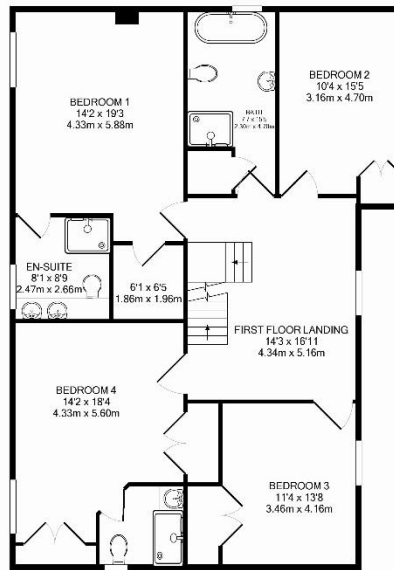




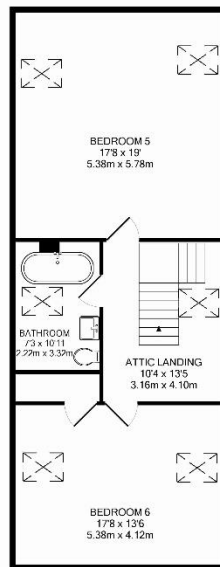


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1800 SQ. FT.  
 (178.5 SQ.M.)

DELAWARE HOUSE, THE AVENUE, MEDBURN, NEWCASTLE UPON TYNE, NE20 2JD  
 TOTAL APPROX. FLOOR AREA 4075 SQ. FT. (378.5 SQ.M.)  
 We have every attempt been made to ensure the accuracy of the floor plan contained here. Messrs. agents of  
 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
 omission, or misstatement. This plan is for illustrative purposes only and would be used in conjunction with any  
 prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee  
 can be held responsibly for it being given.  
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1ST FLOOR  
 APPROX. FLOOR  
 AREA 1385 SQ. FT.  
 (128.5 SQ.M.)



ATTIC  
 APPROX. FLOOR  
 AREA 895 SQ. FT.  
 (82.7 SQ.M.)





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