

3 The Avenue, Newcastle

£399,950 Freehold



Stunning character home boasting high ceilings, ornate coving, and a Minton tiled entrance hall. • Within walking distance of Newcastle's busy town centre, a variety of excellent schools, shops, and much more. All being offered for sale with no chain. • Three generous double bedrooms and a further single, shower room with potential to be an ensuite, plus a family bathroom. • Three stunning reception rooms, bright conservatory, open kitchen with study, utility and W/C. • Off-road parking on the spacious driveway, single garage, beautiful rear garden, and further conservatory.



Step back in time, but only just... This stunning four-bedroom semi-detached home is every inch the Victorian dream, with high ceilings, ornate coving, ceiling roses, and stained glass. But fear not, modern-day comforts await, making this a home where timeless elegance meets 21st-century ease.

Enter into an expansive entrance hall with stunning Minton tiles that lead you throughout the home. Boasting two front-facing reception rooms with bright bay windows that flood the space with natural light, this home offers versatility for growing families or anyone who simply enjoys the extra space. The third reception room sits to the rear and offers a warm and inviting sitting space complete with stained glazed doors leading to a generously sized conservatory. A contemporary kitchen awaits with sleek cabinetry, plenty of room for appliances, a convenient island, and a seamless flow into a snug under-stairs space that is perfect as a play area, snug, or home office. Completing downstairs is a separate utility room, WC, and a storage/pantry space.

Upstairs is home to a generously sized master bedroom with access to the balcony and the potential to have its own en suite. Two further doubles and a single bedroom are ideal for families, guests, a study, or even your own dressing room. You have a family bathroom with a double-ended bath, walk-in shower, sink, and W/C. Plus, a separate shower room with the potential to be the en suite to the master bedroom.

Outside features a West-facing garden with a further conservatory, ideal for a bar or games room, a lush grass lawn, and patio seating space. The front features an expansive driveway with off-road parking, leading to a single garage for secure storage. Ideally located in Basford, you are within walking distance of Newcastle-under-Lyme's busy town centre, an array of schools, shops, pubs, eateries, and the New Vic Theatre. Commuting is easy with the nearby A500, leading you to the A50, M6, and Stoke train station.

Location

Newcastle-under-Lyme is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

The Royal Stoke University Hospital is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.



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Council Tax band: D

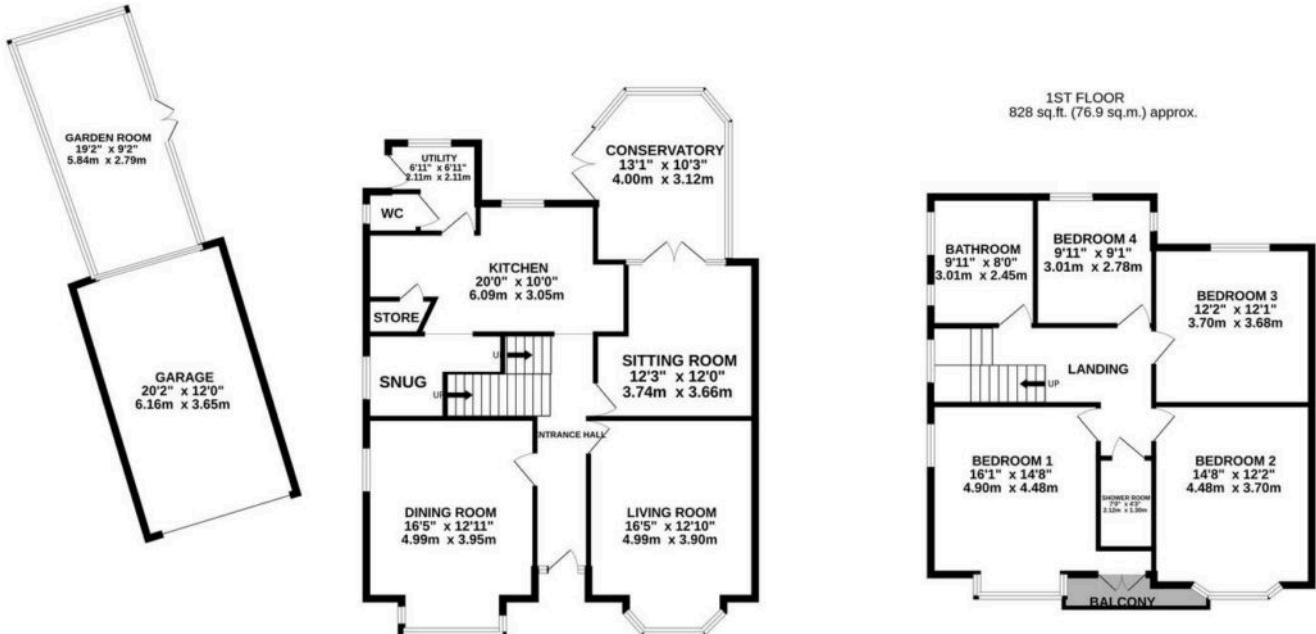
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA: 2281 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items of furniture or equipment are not guaranteed. Responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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