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37 Hawthorn Road
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £535,000



37 Hawthorn Road, Gosforth, Newcastle upon Tyne NE3 4DE

SITUATION AND DESCRIPTION

A superb five bedroom semi-detached house on Hawthorn Road, only a few minutes' walk from Gosforth High Street, with its wide variety of shops, cafes and restaurants, and with a lovely landscaped front garden and south facing private courtyard. The excellent family home has generous accommodation set over three floors, with a fabulous 20ft kitchen breakfast room overlooking the courtyard, and lovely period features including cast iron and tiled fireplaces, sash windows and ceiling coving and roses.

The accommodation briefly comprises: vestibule, reception hallway, sitting room, dining/family room, fitted kitchen/breakfast room, impressive master bedroom/drawing room, two further first floor bedrooms, bathroom/wc, second floor bathroom/wc, store, two second floor bedrooms, front town garden, south facing rear courtyard, no upward chain.

A great opportunity for a traditional family home in central Gosforth. A viewing is highly recommended to appreciate the quality of accommodation and location of this property.

The property comprises:

ENTRANCE VESTIBULE

With a dado rail, ceiling coving, Amtico flooring and a glazed and etched door to the reception hallway.

RECEPTION HALLWAY

A lovely reception hallway, with traditional balustrade staircase to the first floor, Amtico flooring, ceiling coving, a dado rail and a radiator.

Stripped pine doors lead from the hallway to the sitting room, family room and kitchen/breakfast room.

SITTING ROOM

17'7 x 16'5 (5.36m x 5m) maximum into bay and alcoves
An excellent sitting room with a sash bay window to the front elevation overlooking the garden, decorative ceiling coving, a rose and picture rail. The sitting room has a traditional cast iron and tiled fireplace with a gas insert and decorative surround, fitted cabinets to one of the alcoves and two radiators.

FAMILY ROOM/DINING ROOM

14'4 x 14'9 (4.37m x 4.50m) maximum into alcoves
A versatile second room which could equally be used as a formal dining room, with 'French' doors opening to the rear courtyard, ceiling coving, a picture rail and ceiling rose. The family room has wood floorboards, shelving to one alcove and a

traditional cast iron and tiled fireplace with a gas insert. The family room has a radiator and archway leading through to the adjoining kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

20'8 x 12'8 (6.30m x 3.86m)

A superb family kitchen/breakfast room, with excellent natural light provided by the three windows to the side elevation and window to the rear overlooking the courtyard.

The kitchen is fitted with an extensive range of wood wall and base cabinets with black granite worktops and space for a gas range cooker. There is an inset sink, integrated dishwasher and fridge/freezer and built-in large pantry shelved cupboard. The kitchen has inset spots, tiled flooring, a radiator and a door leading to the rear courtyard.



The staircase leads to a half landing where there is a radiator and doors giving access to bedroom three, the bathroom and laundry.

BEDROOM THREE

12'9 x 7'3 (3.89m x 2.21m)

A double bedroom, currently used as a dressing room, with a window to the rear, and a radiator.

BATHROOM/WC

7'2 x 9'7 (2.18m x 2.92m)

The bathroom has a white suite comprising; bath with antique style shower attachment, close coupled wc and wash hand pedestal basin. There is a separate corner mains shower, a double glazed window to the side, Karndean flooring, a chrome ladder radiator and inset spots to the ceiling.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





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LAUNDRY

6'2 x 3'1 (1.88m x 0.94m)

A small laundry, formerly the wc, has wood floorboards, a radiator, plumbing for washing machine and a window to the side.

FIRST FLOOR LANDING

With a continuation of the balustrade staircase to the second floor and stripped pine doors to bedrooms one and two.

BEDROOM ONE

21'4 x 14'6 (6.50m x 4.42m)

A fabulous master bedroom, which could equally be used as a first floor drawing room, with three sash windows to the front elevation giving excellent natural light. The bedroom has lovely high ceilings, a ceiling rose, coving and a picture rail and a beautiful cast iron and tiled fireplace with a decorative surround. The bedroom has wood floorboards and two radiators.

BEDROOM TWO

13'5 x 14'8 (4.09m x 4.47m)

A generous double bedroom with a cast iron and tiled fireplace, a window to the rear, radiator and shelved storage cupboard.

A staircase continues to a half landing, giving access to the second floor bathroom.

BATHROOM/WC

9'4 x 5'9 (2.84m x 1.75m)

A lovely light bathroom with three large 'Velux' windows to the roof, a white double ended bath with shower attachment, close coupled wc and wash hand pedestal basin. The bathroom has a chrome ladder radiator, Karndean flooring, is part tiled and has a door leading through to a store area.



STORE AREA

A useful walk-in store area with lighting and shelving.

SECOND FLOOR LANDING

With a built-in storage cupboard, roof light and stripped pine doors leading to bedrooms four and five.

BEDROOM FOUR

20'3 x 12'2 (6.17m x 3.71m)

A large double bedroom with a double glazed dormer window to the front elevation, wood floorboards, a cast iron fireplace and built-in wardrobes and storage. The bedroom also has two radiators and storage into the eaves.

BEDROOM FIVE

13'4 x 12'1 (4.06m x 3.68m)

A double bedroom with a 'Velux' window to the roof, a cast iron fireplace, wood floorboards, eaves storage and a radiator.

EXTERNALLY

To the front of the property is an attractive town garden with planted shrubs and wrought iron railings and a gate to the front.

To the rear there is a lovely south facing courtyard with a bespoke timber storage shed, trellis for climbing plants and double timber gates leading to the rear lane.

No upward chain.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





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property consultants



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All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

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