



**36 Hedley Street, Newcastle Upon Tyne, NE3 1DL**

**Offers Over £475,000**

Hive Estates presents this exceptional Victorian terrace on Hedley Street in central Gosforth. A modernist-inspired, architect-designed home completely reimagined across three levels by Nicholson Nairn. With a full rear extension, dormer loft conversion and every detail thoughtfully designed, it's a one-off home with period charm and contemporary design brought together in a stunning renovation.

The rear of the home has been completely transformed with a striking full-width architectural extension that runs the length of the house. It opens into a flowing kitchen, living and breakfast space with unique double-opening corner bi-folds, creating a seamless connection to the private Balau-decked and rendered garden courtyard with outdoor lighting.

The kitchen has a skylight and features new Bosch appliances, a downdraft gas hob, quartz worktops and a boiling water tap. A hidden door leads through to the utility and garage. All external pipework has been concealed internally, and the full Baxi heating system comes with a 10-year guarantee. Clean lines and Charlotte Perriand lighting set the tone, all on dimmers.

Real oak hardwood parquet flooring runs throughout, flowing from the rear extension into a spacious dining room, with a picture window overlooking the courtyard. The flooring then continues, through glazed concealed pocket doors, into a contemporary front living room, with a wood-burning stove, slate hearth and modern integrated shelving in the alcoves. In the living space and throughout the property are bespoke fitted shutters, dressing each window with style.

Upstairs, each of the bedrooms includes custom-made wardrobes and 100% wool carpets. The master suite occupies the entire top floor with a picture window on the landing and a walk-in wardrobe and en-suite wet room, with premium Claybrook terrazzo tiling and pencil mosaic tiling, and a floating basin. The master bedroom is generously sized, and features electric Velux windows which open fully with remote controls.

The main bathroom, on the first floor, also features Claybrook terrazzo tiling, this time in a mediterranean palette, and underfloor heating warm both bathrooms. Fixtures are by Roca and Lusso Stone, including a stunning freestanding bath in the main bathroom, which also has a vaulted ceiling. On this floor, the two large double bedrooms are both beautifully lit and spacious – ideal spaces for relaxation and calm.

Elsewhere, there's a custom oak handrail staircase and a statement downstairs WC. Outside, there's a Japanese-inspired landscaped garden at the front, offering a sense of peace and privacy. An EV charging point and considered storage solutions throughout complete the home. Ideally located just moments from Gosforth High Street, this is a timeless and beautifully finished home, designed for modern living without compromise.

**Living Room 12'0" x 11'5" (3.67 x 3.49)**

**Dining Room 16'6" x 11'5" (5.05 x 3.49)**

**Kitchen 21'5" x 14'2" (6.54 x 4.34)**

**WC 5'0" x 3'8" (1.54 x 1.13)**

**Bedroom 1 13'10" x 13'9" (4.23 x 4.20)**

**Ensuite 6'8" x 6'7" (2.04 x 2.03)**

**Bedroom 2 14'8" x 12'3" (4.49 x 3.74)**

**Bedroom 3 16'4" x 8'2" (4.98 x 2.50)**

**Bathroom 13'1" x 7'6" (3.99 x 2.29)**

**Garage 14'2" x 4'0" (4.34 x 1.24)**



Floor Plan



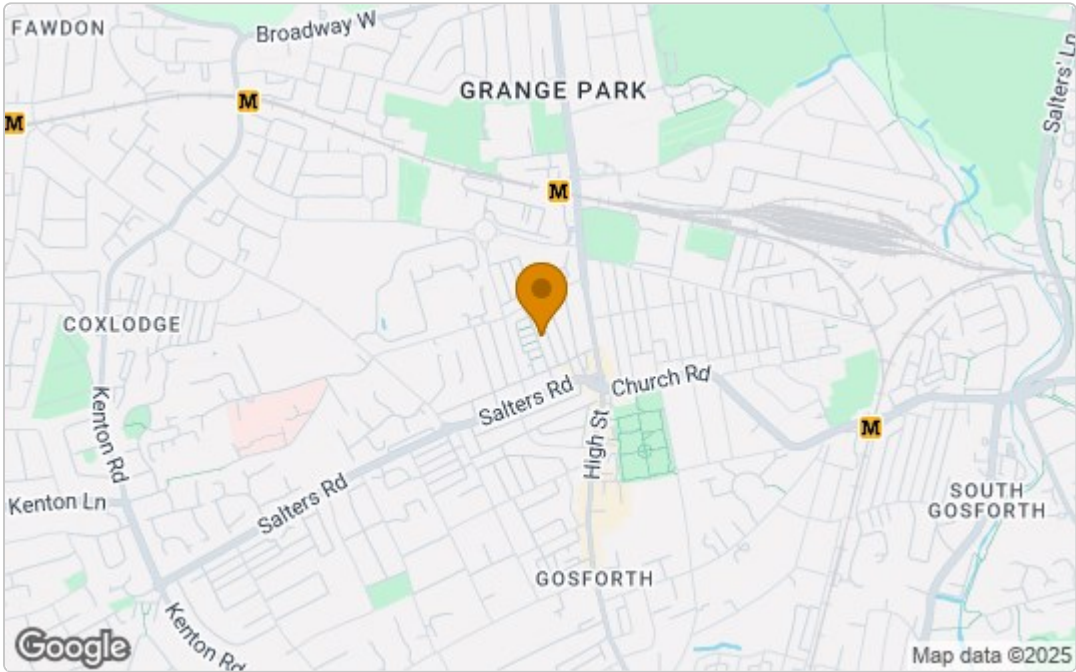
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TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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Area Map



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Energy Efficiency Graph

