



## **5 Sycamore Square, Newcastle Upon Tyne, NE3 4BZ**

**Offers Over £1,000,000**

Hive Estates is delighted to welcome to the market this stunning, architect-designed four-bedroom detached home, part of an exclusive and bespoke new development in Sycamore Square, right in the heart of leafy Gosforth. This brand newly built home is set over three spacious levels and combines bold, modern architecture with thoughtful design throughout.

Sycamore Square is a highly sought-after private development, offering a rare collection of contemporary homes designed with style, sustainability, and quality in mind. Nestled in a quiet, tree-lined square just moments from Gosforth High Street, the development provides a peaceful retreat without compromising on location or convenience. With landscaped communal spaces, secure gated access, and a real sense of community, Sycamore Square delivers modern living in one of Newcastle's most desirable postcodes.

At the heart of the home is a beautifully appointed, south-facing kitchen with luxury vinyl flooring, featuring a premium island, wood cabinetry, Siltstone worktops, Quooker tap, and integrated AEG appliances including an oven, microwave, fridge, and dishwasher, as well as an elegant RørosHetta extraction hob. The kitchen flows seamlessly into an open-plan dining area, perfect for entertaining or family living. Large bi-fold doors open out to a landscaped, tiered garden a stylish lawned outdoor space with a patio seating area, ideal for relaxing.

The ground floor also benefits from underfloor heating, providing year-round comfort and a clean, modern finish. A separate utility room adds further practicality, with an AEG washing machine, dryer, and under-counter freezer. At the front of the property, a spacious lounge with neutral wool carpets offers a cosy yet elegant retreat, perfect for unwinding or hosting guests. Angled windows and an abundance of glazing flood the interiors with natural light, creating a bright and airy feel in every room.

The first floor hosts three generous double bedrooms, all fitted with neutral cream wool carpets. One benefits from an en-suite shower room with walk-in shower, WC, and wash basin. A luxurious Jack and Jill bathroom serves the second and third bedrooms, featuring a bath, WC, wash basin, and full-height Porcelanosa ceramic tiling. The top floor is dedicated to a serene master suite calm, bright, and beautifully designed. It features a walk-in wardrobe and a private bathroom, fully tiled with Porcelanosa ceramic tiles, including a bath, walk-in shower, and WC.

Externally, the home offers an attached garage with electric roller door, private driveway, electric car charger, and secure gated access to the rear garden, providing both privacy and practicality.

Situated in a prime location in the heart of Gosforth, this exceptional property offers access to outstanding schools, vibrant cafés, independent shops, and excellent transport links. As part of this prestigious new development, it presents a rare opportunity to enjoy the best of modern living in a truly exclusive setting.

**Lounge 17'1" x 11'9" (5.23 x 3.60)**

**Kitchen/Diner 11'11" x 29'10" (3.65 x 9.10)**

**Bedroom 1 18'8" x 8'6" (5.70 x 2.60 )**

**Bedroom 2 9'10" x 17'8" (3.00 x 5.40 )**

**Ensuite 7'4" x 8'6" (2.25 x 2.60)**

**Bedroom 3 19'8" x 9'2" (6.00 x 2.80)**

**Bathroom 8'10" x 8'0" (2.70 x 2.45)**

**Bedroom 4 11'11" x 13'9" (3.65 x 4.20)**

**Ensuite - bathroom 9'0" x 12'3" (2.75 x 3.75)**

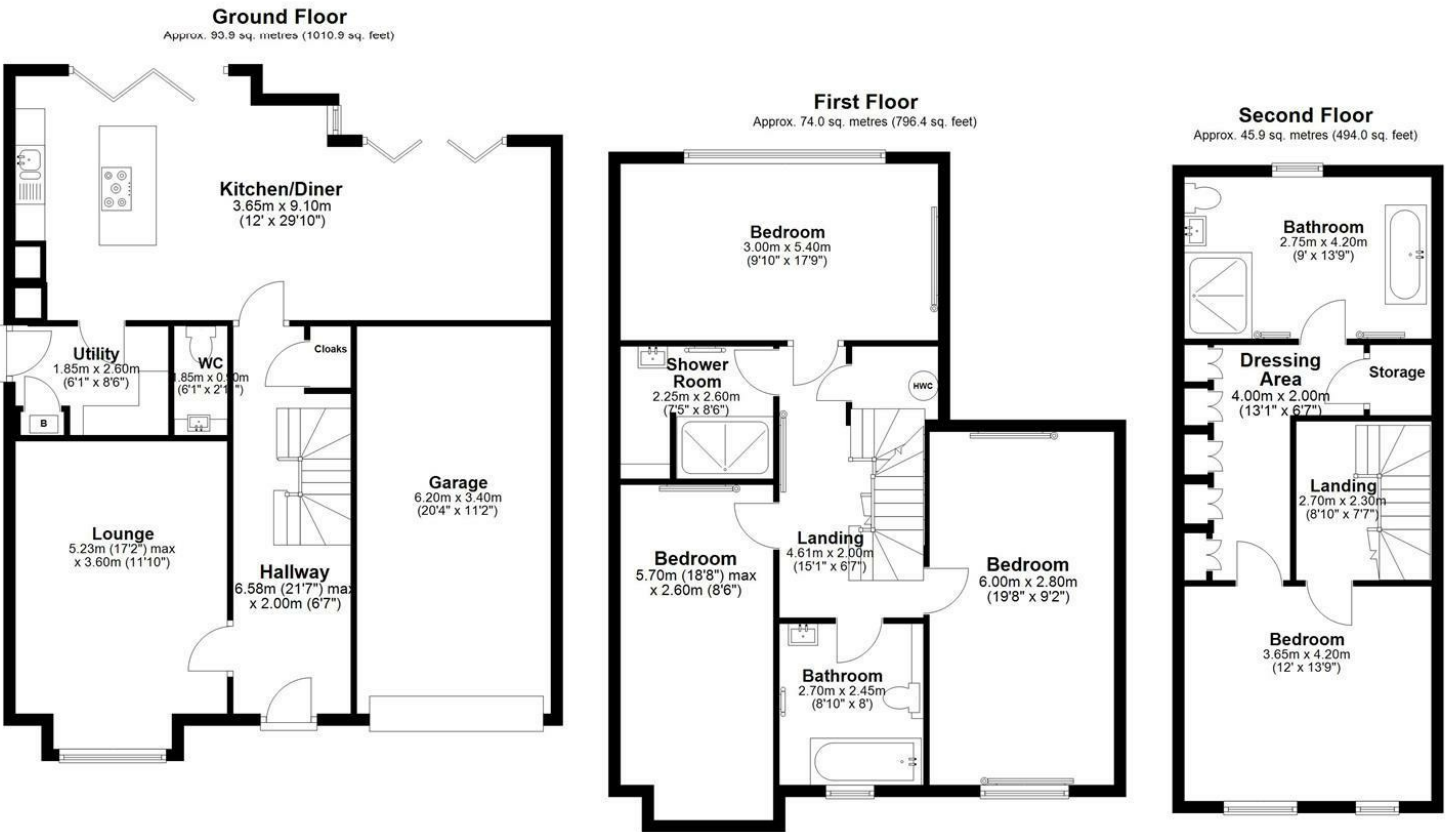
**Dressing room 13'1" x 6'6" (4.00 x 2.00)**

**Utility 6'0" x 8'6" (1.85 x 2.60)**

**WC 6'0" x 2'11" (1.85 x 0.90)**

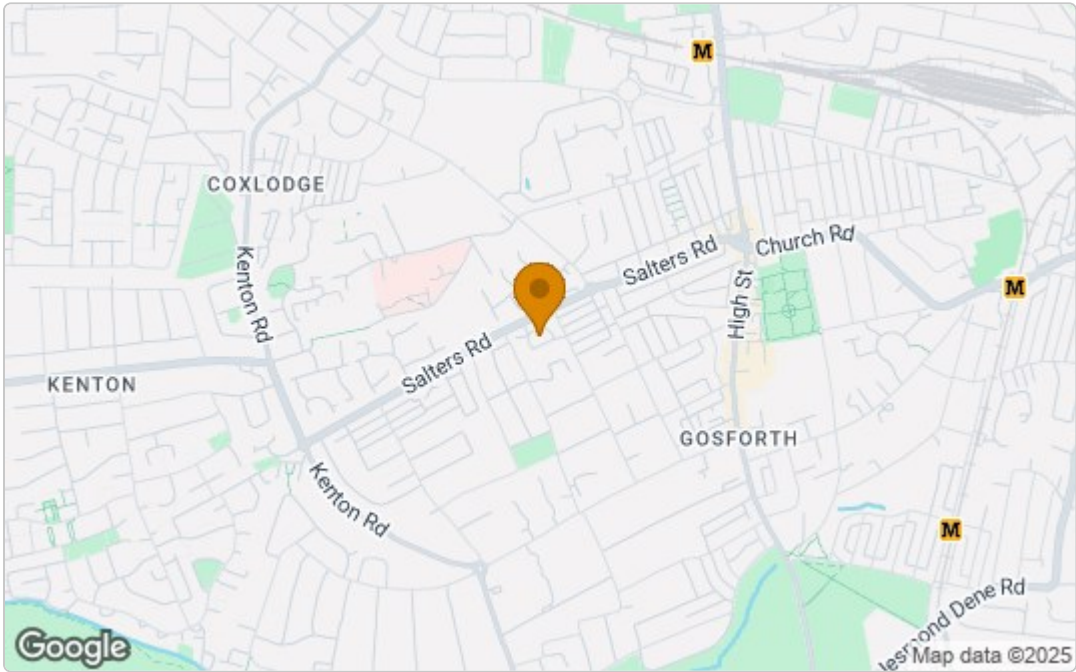


Floor Plan

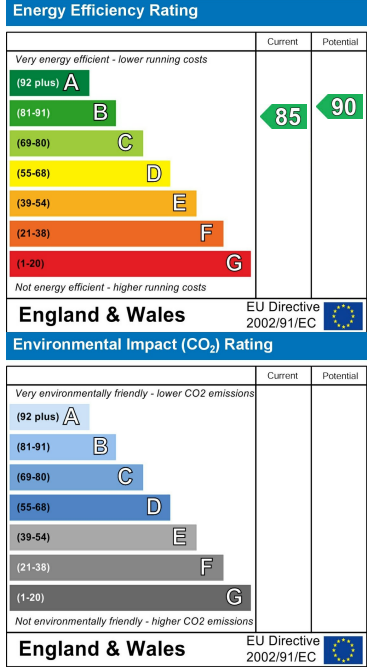


Total area: approx. 213.8 sq. metres (2301.4 sq. feet)

Area Map



Energy Efficiency Graph



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