



# 5 Polwarth Place

Brunton Park



SANDERSON  
YOUNG









5 Polwarth Place  
Brunton Park, Gosforth, NE3 2EH

Beautifully Presented & Substantial Semi-Detached Family Home Boasting Four Double Bedrooms, Two Bathrooms, Four Reception Rooms, Large Family Kitchen, Separate Utility Room, Off Street Parking for Multiple Vehicles & Stunning West Facing Rear Gardens!

This highly impressive family home has been significantly extended and refurbished to an immaculate standard throughout and now offers one of the largest semi-detached homes within its direct locality. The accommodation is laid out over two floors and sits on a generous plot, tucked away at the end of this private cul de sac.

The property is ideally situated on Polwarth Place, Brunton Park. Polwarth Place, which is located just off Polwarth Crescent, is well positioned for access to the local shops and amenities of Brunton Park, as well as being close by to Gosforth High Street for outstanding private and public schooling and further amenities. Excellent road links are also close by for easy access into Newcastle City Centre, as well as to the A1 for travelling throughout the region

**Price Guide:**  
Offers Over £525,000

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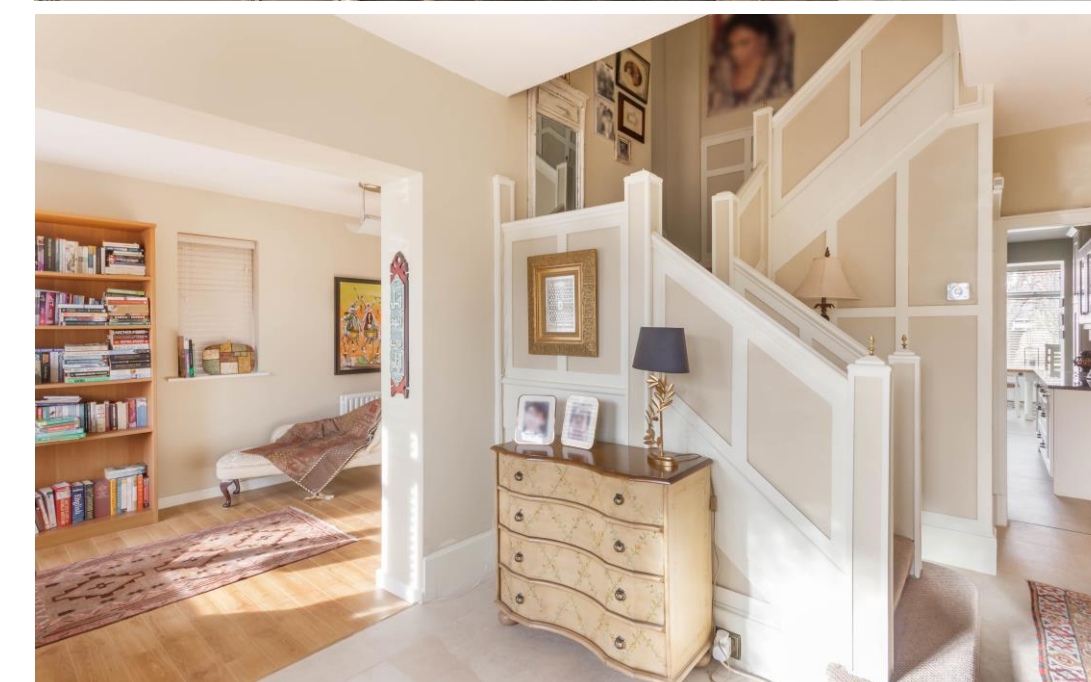


Boasting in excess of 2000 sq.ft, the internal accommodation comprises: Entrance hallway with tiled flooring and staircase leading up to the first floor | Open study/reading room | Ground floor shower room/wc | Impressive front lounge with feature period fireplace and lovely bay window | The front lounge is open to a formal sitting room behind this, which is equally as impressive with feature fireplace | To the rear of the property is a wonderful garden room extension which is well utilised as an impressive dining room with views over the rear gardens | Substantial kitchen which benefits from modern cabinetry and worktops, integrated appliances throughout and breakfast bar | Separate utility room with side access | Understairs storage.

The staircase then leads up to the first floor landing and onto four double bedrooms | The principal suite is situated within the extension and enjoys a fantastic large double bedroom with uniquely tall ceilings, a separate dressing room and a contemporary ensuite shower room/wc | Bedroom's two and three are further large doubles situated to the front and rear of the property | Bedroom four is a smaller double bedroom | The family bathroom is accessed just off the landing and benefits from a substantial three piece suite.



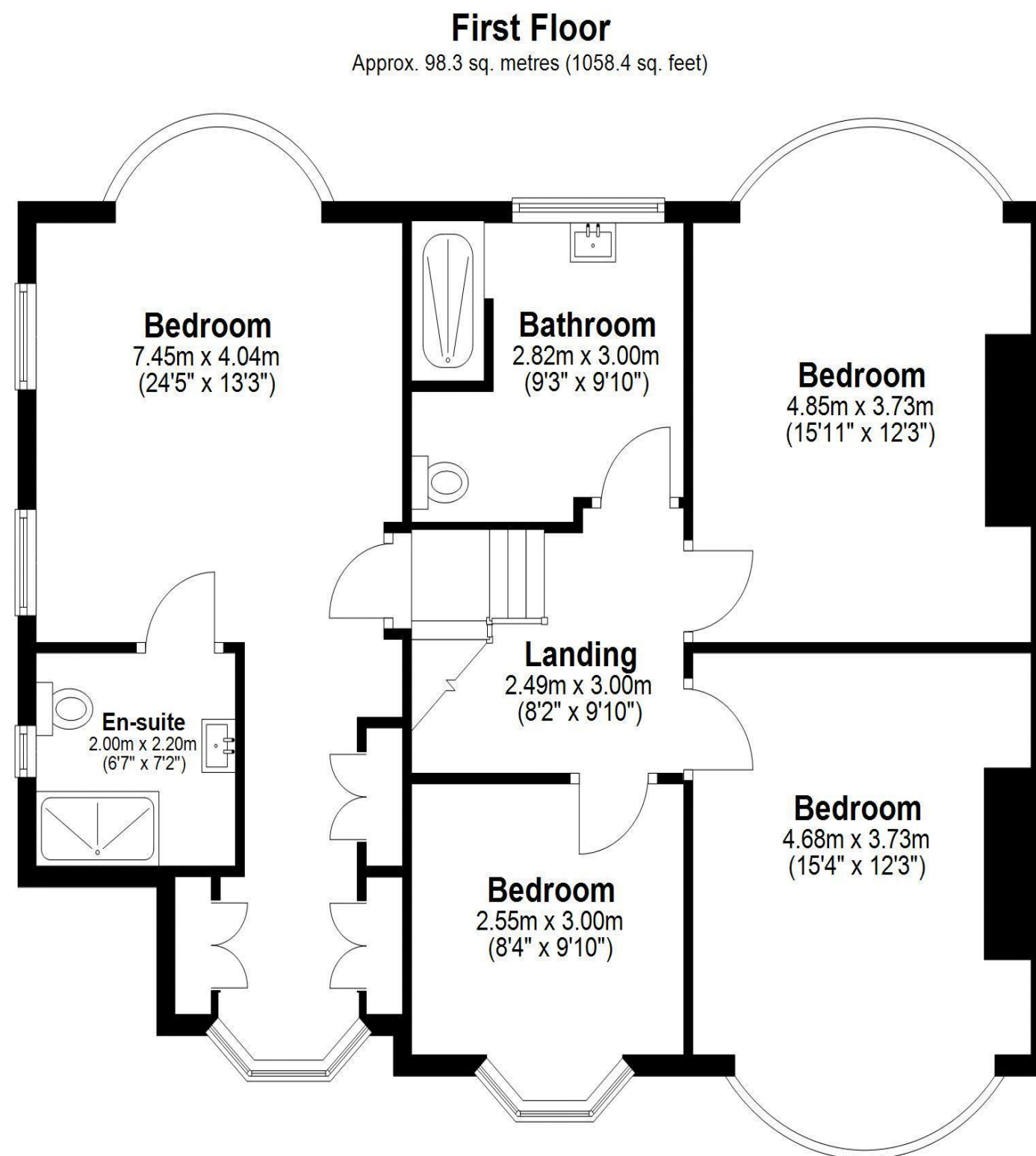
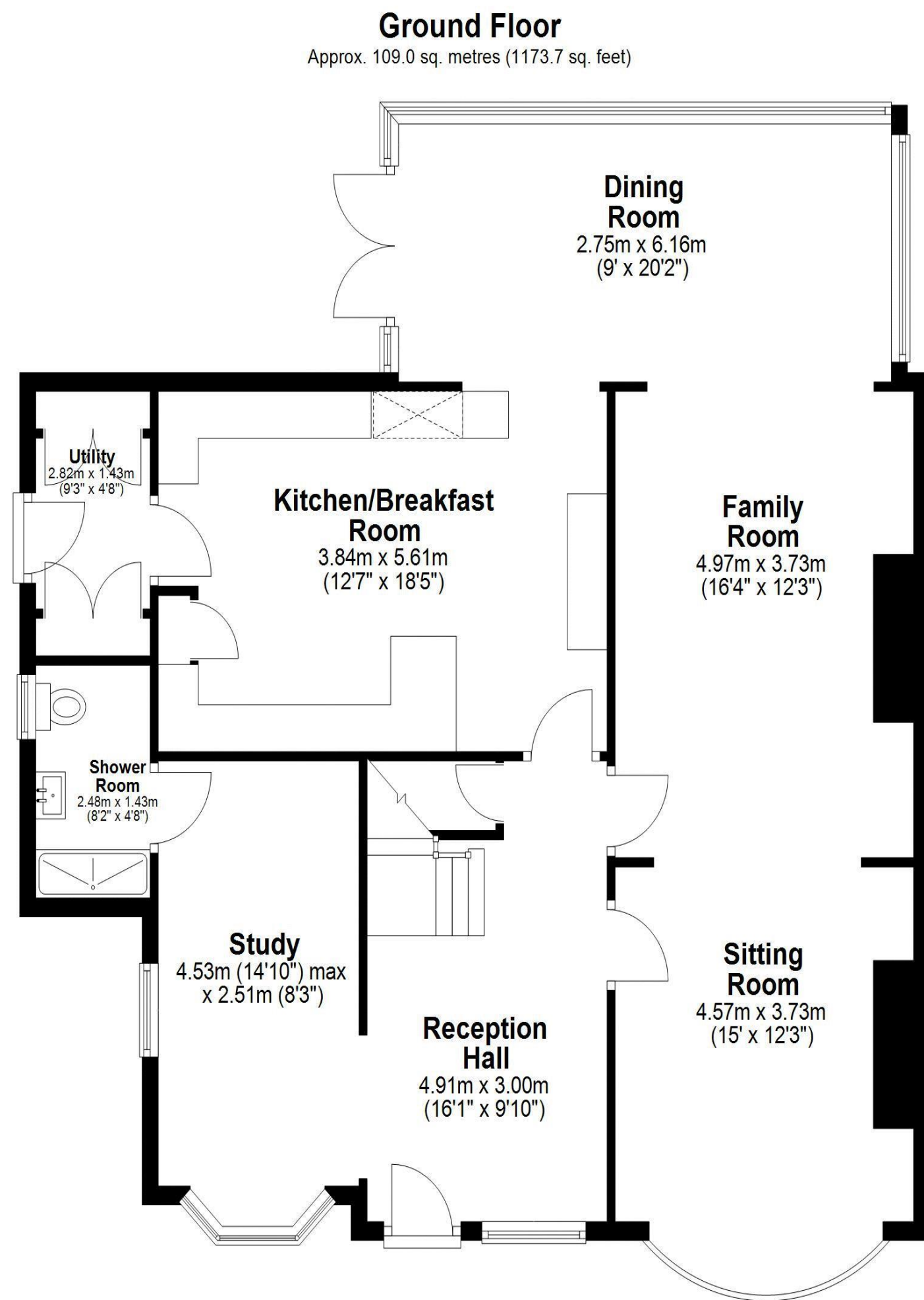
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Total area: approx. 207.4 sq. metres (2232.1 sq. feet)  
**5 Polwarth Place, -**



Externally, the property offers a large block paved driveway offering off street parking for at least three vehicles with an EV charger | To the rear is a wide and beautiful westerly backing garden, which is laid predominantly to lawn with well stocked borders, as well as fenced borders. The rear garden enjoys an attractive paved patio terrace, with pergola, to enjoy the sun in the warmer months, and is an ideal place for entertaining.

Having undergone significant redevelopment works over the years, including a large double storey extension, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation for this wonderful family home!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C







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