



# The Alder

**Hawthorn Paddock, Brunton Lane**



## The Alder, 3 Hawthorn Paddock, Brunton Lane, NE13 9NG

A magnificent five bedroom detached house situated in this exclusive modern development of three executive family homes, with a superb plot of approx. 0.3 acres. The impressive family home has been further improved by the existing owners, most notably the professional relandscaping of the garden to an impeccable standard, by award winning garden designers. The Alder is well located within this desirable development at Hawthorn Paddock, which is known for its high quality modern housing, and it enjoys convenient access into central

Gosforth, Ponteland, Dinnington, Kingston Park and indeed Newcastle City Centre. Boasting in excess of 3,250 sq.ft, the internal accommodation comprises: Spacious entrance hallway with staircase leading up to first floor | Boot room leading through to guest WC | Front reception room, currently utilised as a double study, with panelled walls and plantation shutters | Cinema room with surround sound system and panelled ceiling. Pocket doors then connect through on in turn to the main heart of the home and onto a stunning open plan kitchen, dining & living room with floor to ceiling glazed sliding doors leading out onto the rear gardens | The kitchen is highly impressive and boasts a range of modern cabinetry and worktops, as well as integrated appliances throughout, a large central island and ample storage | The open plan living space is a fantastic day to day space and enjoys impressive views over the gardens, as well as further benefitting from air conditioning and Sonos compatible speakers in the ceiling | The dining/living space connects through to a generous sized family utility room and plant room, as well as a large downstairs shower room with fully fitted sauna. The staircase then leads up to the spacious first floor landing and connects onto five bedrooms | The principal bedroom enjoys a large double bedroom with a range of bespoke fitted wardrobes, as well as dual aspect views over the front and rear | Bedrooms two and three are both generous double





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Price Guide: Offers Over £1,100,000



Floorplans to be included



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