



5 Hawthorn Road

Gosforth



**P**  
Permit  
holders  
parking only  
past this point

**P** Permit  
holders  
only  
Mon - Sat  
9:30 - 11:30 am  
1:30 - 3:30 pm  
5 ft pm

## 5 Hawthorn Road, Gosforth, Newcastle upon Tyne, NE3 4DE

Situated on a fabulous corner position along one of central Gosforth's most sought-after residential streets, this rare four-bedroom end-terrace home on Hawthorn Road has been taken back to brick and fully refurbished across all three floors, sympathetically restored and meticulously upgraded to an exceptional standard, all whilst beautifully preserving its wealth of original period features.

Located just a stone's throw from Gosforth High Street, the property effortlessly combines timeless character with luxurious contemporary living.

Having been stripped back to brick and comprehensively renovated throughout, the home showcases an impressive attention to detail. The refurbishment includes a complete rewire with new electrical panel, wireless security system, a brand-new energy efficient central heating system, new boiler, and column radiators with individual thermostatic valves installed throughout. All sash windows have been professionally overhauled, double-glazed and fitted with new weights, ensuring improved efficiency while retaining their original charm. Traditional dado and picture rails have been reinstated in hardwood, complementing the restored fireplaces, ornate cornicing, ceiling roses and beautifully refinished wooden floorboards.

The welcoming entrance vestibule opens into a stunning hallway featuring striking black and white Victorian-style tiled flooring, immediately setting the tone for the quality and style found throughout the property. To the front elevation, the elegant living room is bathed in natural light and boasts beautifully restored wooden flooring, tall sash windows, a charming feature fireplace with large log burner and exquisite high ceilings with intricate cornicing.

At the heart of the home lies the truly outstanding bespoke Alexander Carrick kitchen, thoughtfully designed with luxurious 50mm solid wide-stave oak work surfaces, premium Miele appliances, a classic Shaws Belfast sink and an illuminated oak pantry. A beautiful sash window overlooks the delightful rear courtyard, enhancing the room's bright and airy atmosphere.





To the rear of the ground floor is a stylishly appointed utility area housing the new boiler, combined with a convenient WC, finished with impressive contemporary tiling.

The first floor hosts a magnificent principal suite, currently utilised as a sophisticated drawing room, centred around a new high-end log burner with feature fireplace surround. Three sash windows overlook the picturesque Hawthorn Road streetscape, while an ornate ceiling rose and original wooden flooring further elevate the room's grandeur. A second generous double bedroom on this floor features a charming fireplace, useful storage cupboard and original flooring. Completing the first floor is a stunning four-piece marble bathroom suite, incorporating a freestanding bath, walk-in shower, elegant wall tiling and a Velux window allowing an abundance of natural light.

To the top floor are two further spacious double bedrooms, both offering full-height ceilings and attractive fireplaces. These rooms are served by a stylish tiled shower room complete with walk-in shower, WC, wash hand basin and Velux window, with Calacatta marble flooring continuing the home's luxurious finish.

Externally, the property enjoys a beautifully patioed front garden with raised brick flower beds and outside tap, while to the rear is a charming south-facing courtyard retreat. Thoughtfully landscaped with raised beds, ambient lighting and heating, electricity supply and outdoor hot and cold water taps, the space provides an idyllic setting for outdoor entertaining.

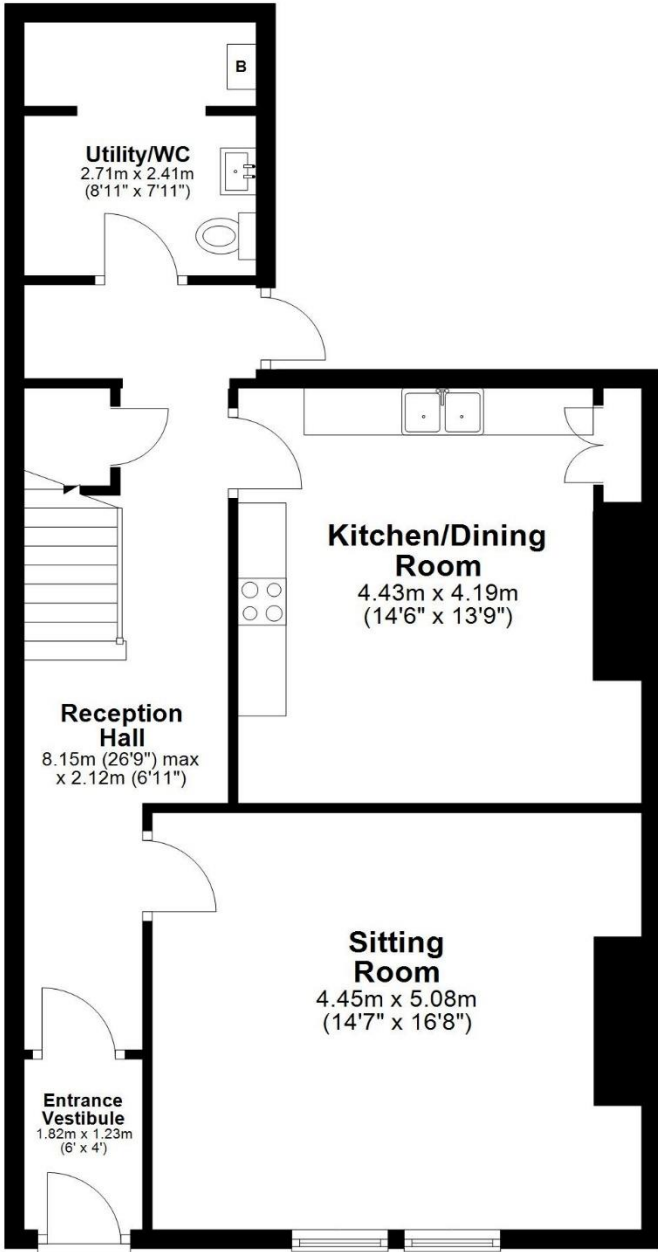
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating TBC

**Price Guide: Offers Over £725,000**



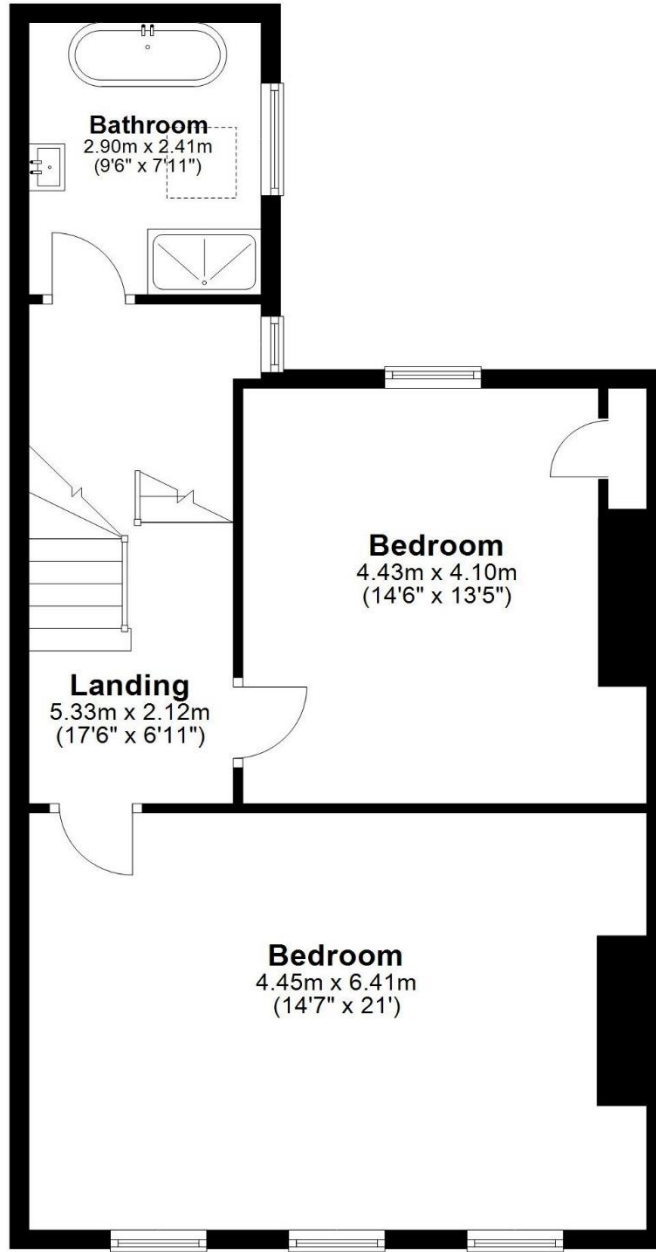
### Ground Floor

Approx. 67.0 sq. metres (720.8 sq. feet)



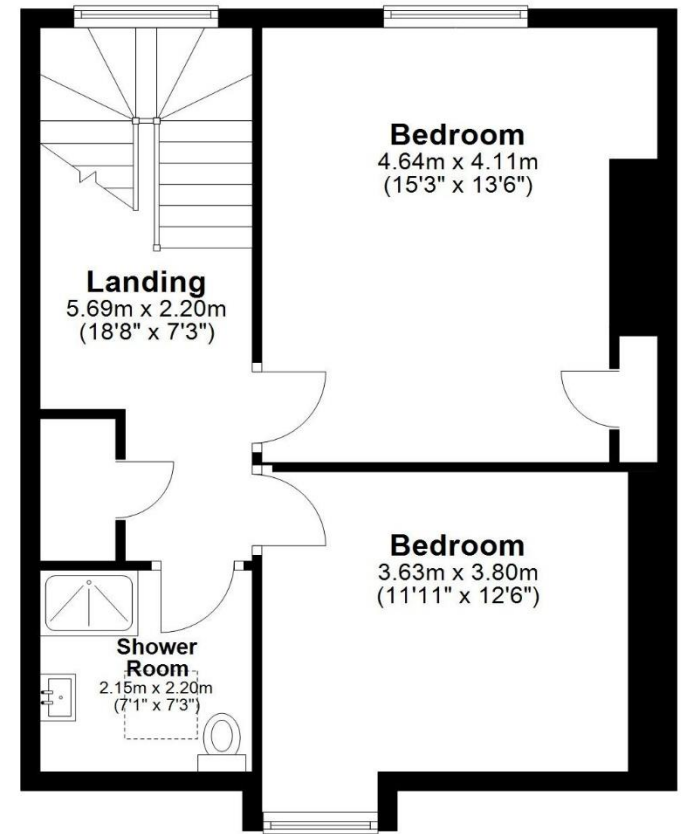
### First Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



### Second Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 184.9 sq. metres (1990.6 sq. feet)

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# SANDERSON YOUNG

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