



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 bedrooms and both offer access onto their own ensuite shower rooms | Bedroom four is a further double bedroom and bedroom five offers a large single/study | The family bathroom is accessed just off the landing and offers an equally as impressive contemporary three piece suite. The property further benefits from solar and a newly installed battery, as well as underfloor heating to the ground floor.

Externally, the property benefits from a detached double garage with electric roller door, as well as ample storage above, which has been fully boarded out and offers versatile space, either as a workshop or as storage | Block paved driveway for three vehicles and electric charging point | To the rear is an immaculate relandscaped garden which enjoys a generous porcelain tiled terrace, an outdoor kitchen with electricity, mature and well stocked shrubbery and a vegetable patch to the rear.

Immaculately presented throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this wonderful family home!

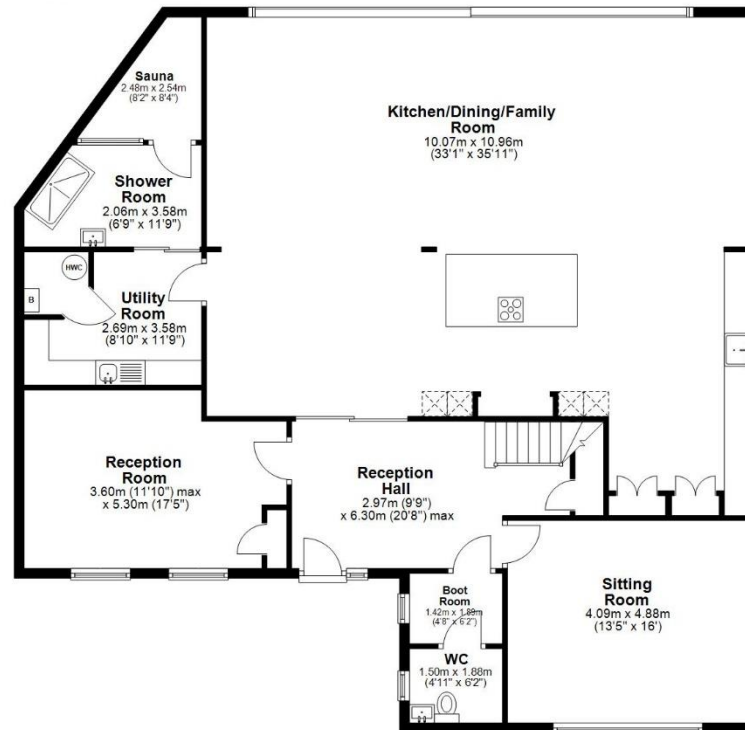
Services: Mains electric, water and drainage | Oil central heating | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: C

Price Guide: Offers Over £1,100,000



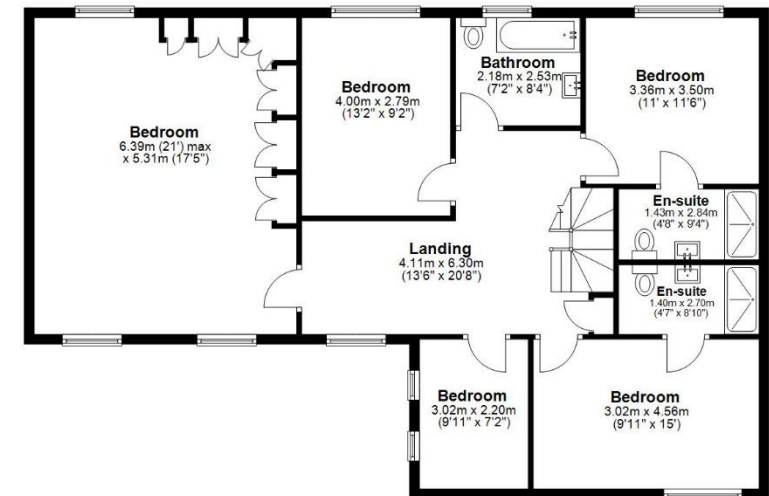
Ground Floor

Main area: approx. 178.7 sq. metres (1923.6 sq. feet)
Plus garages: approx. 30.9 sq. metres (333.0 sq. feet)



First Floor

Approx. 113.9 sq. metres (1226.1 sq. feet)





rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500