

# 1 Sycamore Square

GOSFORTH | NEWCASTLE UPON TYNE | TYNE AND WEAR



FINEST  
PROPERTIES



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# A magnificent four-bedroom detached house with private garden in Central Gosforth

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Jesmond 1.8 miles | Newcastle City Centre 2.7 miles | Newcastle Central Station 3.2 miles

Newcastle International Airport 5 miles | Tynemouth 9.9 miles







## Accommodation in Brief

### **Ground Floor**

Entrance Hall | WC | Open plan kitchen/dining/living room | Utility Room  
Double Bedroom with En-Suite | Integral Garage

### **First Floor**

Principal Bedroom with En-Suite | Two Further Double Bedrooms  
Family Bathroom





## The Property

1 Sycamore Square is an exceptional four-bedroom detached home situated in an exclusive new development with a highly sought-after address in central Gosforth. Set in a private enclave and accessed via a secluded road off the prestigious North Avenue, this property benefits from the convenience of having all of Gosforth's amenities within easy walking distance.

The interiors are both spacious and inviting, distinguished by a thoughtfully curated layout and decor. Premium details include underfloor heating throughout the ground floor, high specification Porcelanosa bathrooms and bespoke furniture in the bedrooms, all designed to maximize space and enhance the overall luxury of the home.

The entrance hall provides a warm welcome and offers access to the ground floor living areas, a separate WC, and a convenient cloakroom cupboard for additional storage. From here, Karndean wide plank vinyl flooring seamlessly transitions into the expansive open-plan space, which is intelligently zoned into distinct kitchen, dining, and living areas. Generous glazing ensures the entire room is bathed in natural light, while large glass bifold doors at both ends offer a seamless connection to the private garden.

The timeless shaker style kitchen is exquisitely crafted, with elegant navy walls and base units contrasting beautifully with pristine white quartz countertops and splash backs. It is equipped with high quality integrated appliances, including a Quooker tap, an American-style fridge freezer, and an AEG double oven with an induction hob. A generous peninsula not only



provides additional workspace but also includes breakfast bar seating for casual dining. From the kitchen, you can access the integrated garage, an area that offers great potential. It can be transformed into a larger utility room or boot room, as it is already fitted with storage units and plumbing for a washer and dryer. Alternatively, it offers the flexibility to be easily converted into a home gym, catering to various needs and preferences.

The living area has been designed to maximize space, featuring a comfortable and inviting seating arrangement centered around an elegant fireplace. Full-length curtains enhance the room's stylish aesthetic, adding a touch of sophistication and creating a cosy ambiance when drawn in the evenings.

The ground floor is completed by a flexible space that is currently set up as a generously sized double bedroom but is equally suited to serve as an additional living area or set up as a designated home office. The adjoining en-suite with a walk-in shower adds extra convenience and double doors lead out onto the garden.

Ascending to the first floor, you'll find a well-lit landing enhanced by distinctive apex roof windows. A substantial linen cupboard on this level offers ample practical storage space. The landing also provides access to a spacious family bathroom and three generously sized double bedrooms, each exquisitely decorated. The principal bedroom stands out with its inviting Juliet balcony and an en-suite bathroom with both a luxurious bath and a separate shower.











## Externally

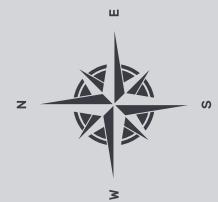
1 Sycamore Square benefits from a driveway with space for two vehicles, and an electric car charging point. There is also a generously sized wrap-around garden, with both lawned and patio areas, perfect for al fresco dining and relaxation.

## Local Information

1 Sycamore Square boasts excellent access to top local schools, a vibrant mix of leisure and retail amenities, and outstanding transport links to Newcastle city centre. With two Metro stations within walking distance, navigating the region is effortless. Gosforth High Street, home to local shops for over a century, offers a thriving hub of independent coffee shops, artisan food suppliers, and inviting bars and restaurants just steps away. The city centre is only 2 miles away. Enjoy a stroll through picturesque, tree-lined streets, and within a mile, you can reach Newcastle's Town Moor—the largest urban green space in the UK, surpassing Hyde Park in size.



## Floor Plans



Total area: approx. 197.0 sq. metres (2120.7 sq. feet)

Google Maps      what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, drainage, gas and water. Gas central heating. Underfloor heating throughout the ground floor.

Postcode

Council Tax

EPC

Tenure

NE3 4BZ

Band G

Rating B

Freehold

## Viewings Strictly by Appointment

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