

# Bradley Hall

RESIDENTIAL

5 Hawthorn Road West

G o s f o r t h



R E D E F I N I N G   E X C E L L E N C E   I N   E V E R Y   P R O P E R T Y   J O U R N E Y



# 5 Hawthorn Road West

G O S F O R T H  
N E 3 4 D N

- Rare Gosforth Opportunity
- Spacious Family Home
- Mature Private Gardens
- Extension Potential (STPP)
- Chain-Free Sale
- EPC Rating - D



4



2



2

# Description

A rare opportunity to purchase a substantial semi-detached family home in one of Gosforth's most prestigious and peaceful residential streets. Offered chain free, this spacious property boasts original character, generous living space, and huge potential for development or extension — making it ideal for families seeking a long-term home in this sought-after location.

Upon entering, you are welcomed by a bright entrance porch and hallway with original hardwood flooring. To the front, the lounge benefits from a large bay window that floods the room with natural light. There is a separate dining room ideal for family meals or entertaining, as well as a living room at the rear with French doors opening onto the garden.

The well-proportioned kitchen offers excellent workspace and storage, with a useful utility area leading to additional storage and a WC. Beyond this is a unique feature — a former air raid shelter/store room, providing excellent additional storage space. The property also benefits from a single garage with further storage, located to the side.

The house is set within three mature gardens — front, side, and rear — creating a rare sense of privacy and greenery. The front garden is beautifully paved with mature planting including conifers, fuchsia, roses, and camellias, with hedges providing seclusion as well as parking for one car. The side garden is exceptionally private with a patio area, perfect for sunbathing or summer barbecues, and has ample space for extension (subject to planning). The rear garden is a true highlight — a secluded, south-facing haven filled with conifers, camellias, Japanese acer, lilacs, and a variety of fruit trees, along with perennial flowers that provide colour all year round.

Upstairs, the property offers four spacious bedrooms. The main bedroom is a large double with bay window, fitted wardrobes, and scope to create an en suite. The second bedroom is another generous double with fitted wardrobes and calming views over the rear garden and All Saints Church. Bedrooms three and four are also doubles, both enjoying garden views and plenty of storage.

The family bathroom is spacious with high ceilings, bath with overhead shower, bidet, and sink, with a separate WC located through an archway. There is also access to a large loft, offering potential for conversion (subject to planning). Additional features include Everest double glazing, original hardwood flooring, gas central heating with combi boiler, a recent full electrical rewire, a new roof, and a security alarm system.



“ A rare opportunity to purchase a substantial semi-detached family home in one of Gosforth’s most prestigious and peaceful residential streets. ”



## Location:

Situated in the heart of Gosforth, the property is within walking distance of Gosforth High Street, offering a wide range of shops, cafés, pubs, restaurants, and takeaways, as well as Sainsbury's supermarkets and everyday amenities such as post office, banks, pharmacies, dentists, GP surgeries, and hairdressers. M&S Food Hall and Asda supermarket are also less than a 5-minute drive away.

Families will also appreciate the highly acclaimed local state and independent schools, the well-regarded Freeman and Royal Victoria Infirmary NHS hospitals, as well as nearby parks including Town Moor, Little Moor, Gosforth Park, and Paddy Freeman's Park. For leisure, the area offers gyms, a swimming pool, David Lloyd Club, and Gosforth Library. The Regent Centre Metro and bus terminus are within easy reach, providing quick links into Newcastle city centre, which is only a 5-minute drive away. The coast at Tynemouth can be reached in around 10 minutes, while the Northumberland countryside, the Lake District, and Scotland are all easily accessible for weekend escapes. The vibrant Newcastle Quayside, home to the internationally renowned Sage Glasshouse and Baltic Art Gallery, is also just a 10-minute drive away.

This delightful family home combines generous proportions, original charm, and wonderful mature gardens with scope for extension and improvement. With its enviable Gosforth location, excellent amenities, and superb transport links, it is a rare opportunity not to be missed. Early viewing is strongly recommended.

## Services:

Mains electricity, water and gas.

## Tenure:

Freehold

## Council Tax:

F









## IMPORTANT NOTICE

Bradley Hall Ltd trading as Bradley Hall Chartered Surveyors for themselves and for the Vendors or lessors of this property whose agents they are given notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract;
  - (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
  - (3) no person in the employment of Bradley Hall Chartered Surveyors has any authority to make or give any presentation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall Chartered Surveyors, nor any contract on behalf of the Vendor.
  - (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- REGULATED BY RICS



**Bradley Hall**  

---

**RESIDENTIAL**