





- Four Bedrooms
- Circa 1/3 Acre
- Freehold
- Ample Driveway Parking
- Video Tour Available
- Detached Dormer Bungalow
- Extended Property
- Conservatory
- Council Tax Band *D*
- Call For More Information





** Video Tours on our YouTube Channel |
https://youtu.be/_2hBoKmyVo4 **

Nestled in the charming Spa Well Close of Blaydon-On-Tyne, this delightful house offers a perfect blend of comfort and style. As you step into the entrance hall, you are greeted by a warm and inviting atmosphere that flows seamlessly throughout the property.

With four bedrooms and two bathrooms, this house provides ample space for a growing family or those who love to entertain guests. The spacious lounge boasts patio doors leading to a fantastic patio area; perfect for relaxing evenings or hosting gatherings. Bedroom three also boasts French doors, allowing for a breath of fresh air and natural light. The modern kitchen dining room is a true highlight, featuring sleek wall and base units, a centre isle, and bi-folding doors that open up to the rear garden; a seamless blend of outside and in. To the first floor there are two double bedrooms, both with fitted wardrobes and there is also a convenient shower room WC. The property is equipped with gas central heating and double glazing, ensuring comfort all year round.

One of the most enchanting features of this house is the beautiful views across Derwent Country Park to the rear. Whether you're unwinding in the conservatory or enjoying the outdoor space, you'll be treated to a picturesque backdrop that truly sets this property apart.

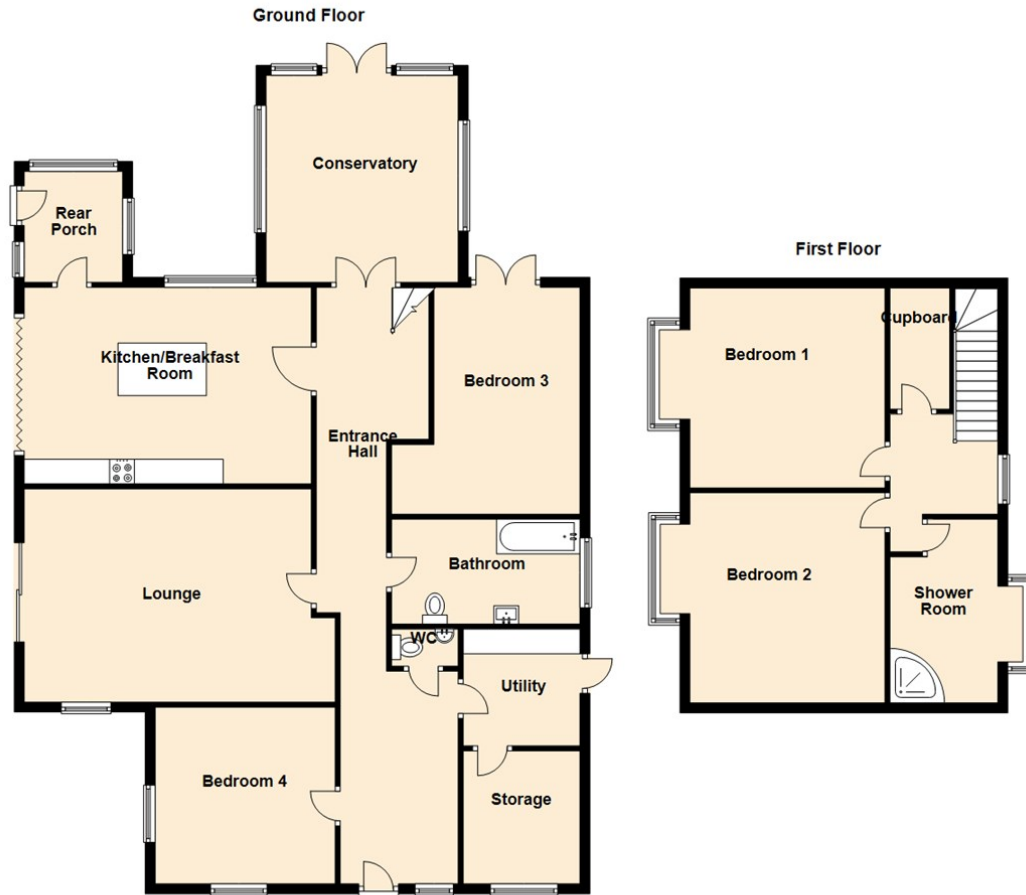
Don't miss the opportunity to make this house your home. Please call our Gateshead branch for more information on 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*





Lounge 20'8" x 13'11" (6.30 x 4.26)

Kitchen 14'9" x 18'2" (4.51 x 5.55)

Utility Room 7'8" x 7'10" (2.35 x 2.39)

Bedroom One 10'1" x 14'1" (3.09 x 4.30)

Bedroom Two 12'3" x 14'8" (3.74 x 4.48)

Bedroom Three 12'9" x 13'3" (3.89 x 4.056)

Bedroom Four 14'4" x 11'10" (4.39 x 3.62)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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