



Fell View Rockcliffe Way, Gateshead, NE9 7XS

Offers Over £499,950

What an Opportunity!! Fell View on Rockcliffe Way within a Highly Desirable Location.

This is a rare chance to own a home in a sought-after area with stunning views. Nestled within well-maintained and mature gardens, this property enjoys an elevated position, providing breathtaking scenic vistas. The accommodation is vast and offers a range of features designed to enhance your living experience. The home boasts a games/family room, providing ample space for entertainment and leisure activities. The living room, dining room, and garden rooms combine to create a tranquil oasis, allowing you to relax and unwind while immersing yourself in the beauty of the surroundings. The breakfasting kitchen is thoughtfully designed and provides a delightful space. Additionally, there is a ground floor bedroom/en-suite that can also function as a home office. A convenient downstairs loo adds to the overall functionality of the home. Moving to the first floor, you will discover the master bedroom, complete with its own shower room. This private retreat offers comfort and convenience. There are three further good-sized bedrooms, providing ample accommodation for the entire family. A family bathroom completes the first floor.

The superb grounds surrounding the property are a true highlight. With lawned areas, raised paved and decked sun terraces, and mature shrubbery, the outdoor spaces are designed to be enjoyed and appreciated. The property also benefits from a driveway that can accommodate numerous vehicles, and there is a double garage, offering further convenience and storage options. Fell View on Rockcliffe Way is a fantastic family home that presents an exceptional opportunity. Don't miss out on the chance to own this remarkable property. Contact us today to arrange a viewing and experience the lifestyle this home has to offer.

ENTRANCE LOBBY

ENTRANCE HALLWAY



EN-SUITE SHOWER ROOM



With an electric shower.

GROUND FLOOR W/C



With a feature Porthole window.

GROUND FLOOR GUEST SUITE

12'10" x 12'1" (3.93m x 3.69m)



Versatile room with Luxury vinyl flooring.

LIVING ROOM/DINING ROOM/GARDEN ROOM

22'10" x 21'0" (6.97m x 6.42m)



Beautiful room with feature fireplace and two sets of French doors opening onto the side and rear patio areas.

BREAKFASTING KITCHEN

22'8" x 8'5" (6.91m x 2.58m)



With a good range of units, integrated dishwasher, breakfast area, access into the living room and staircase access to the games suite.

GAMES SUITE

32'8" x 16'3" (9.97m x 4.97m)



With wooden flooring, wall mounted fire, vaulted ceiling, French doors opening onto the decked sun terrace.

FIRST FLOOR LANDING



Ample storage cupboards.

MASTER BEDROOM

18'4" x 17'4" (5.60m x 5.30m)



Built in storage, windows offering stunning views.

EN-SUITE

8'1" x 7'2" (2.47m x 2.19m)

BEDROOM THREE

11'10" x 11'8" (3.63m x 3.56m)



Varnished flooring, built in storage.

BEDROOM FOUR

16'4" x 8'7" (5.00m x 2.63m)



Dormer window offering stunning views.

BEDROOM FIVE

12'0" x 7'1" (3.68m x 2.18m)



Built in wardrobe storage, window offering a lovely outlook.

FAMILY BATHROOM

7'9" x 7'3" (2.37m x 2.21m)



SEPARATE W/C

GARAGE

22'2" x 16'4" (6.77m x 4.98m)

Electric roller shutter door, wall mounted boiler, plumbing for washing machine.

EXTERNAL



Gardens surround this lovely home on different levels including lawn, mature borders, raised decked sun terrace, and fantastic views.

MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Agent Note

The Vendor advises that there is electricity at driveway entrance to accommodate electric gates, along with an intercom system.

MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

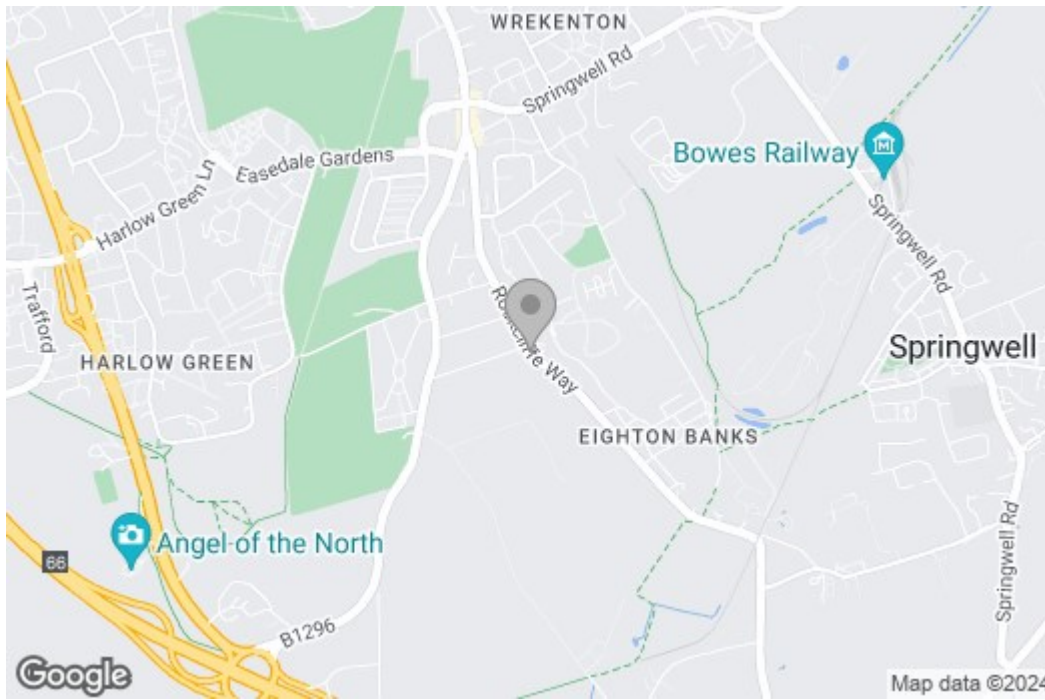
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

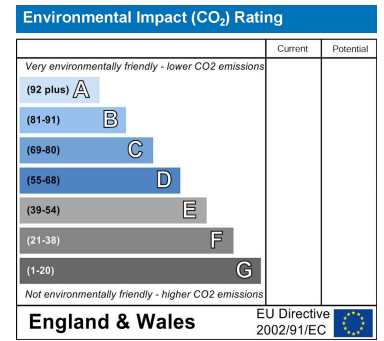
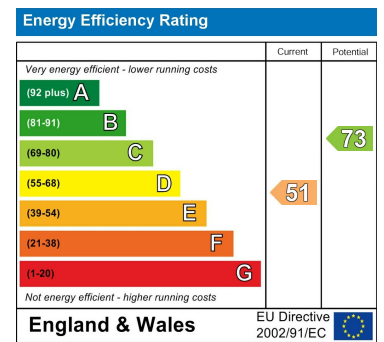
MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.