



36 Bluebell Close, Gateshead, NE9 6RF

Offers Over £289,950

Welcome to this well presented five bedroom detached home, offering a perfect blend of spacious living areas and modern convenience. As you approach the property, you are greeted by a driveway providing parking for upto four cars, ensuring plenty of space for both residents and guests. Upon entering, you'll find a thoughtfully designed layout. The ground floor features a large conservatory to the rear, providing a bright and inviting space for relaxation and entertaining. The open plan kitchen diner seamlessly connects to the lounge. One of the notable features of this home is the converted garage, which now houses a ground floor bedroom with its own en suite, offering flexibility and convenience. Additionally, a ground floor utility room adds practicality to the living space. Moving upstairs, you'll discover another four well-proportioned bedrooms, with three of them being doubles. The master bedroom boasts its own en suite and a separate bathroom/W.C. ensures that there's no shortage of facilities for the household. Stepping outside, the property offers an attractive rear garden, complete with a fish pond and artificial grass, creating a tranquil and low-maintenance outdoor space. The printed concrete patio extends around the property to the front, providing a seamless transition between indoor and outdoor living. In summary, this property offers a wealth of features, from the spacious interior layout to the well-appointed outdoor spaces, making it an ideal home for those seeking comfort, style, and functionality. An internal viewing is essential to fully appreciate the size and standard of accommodation on offer here in this lovely family home. FREEHOLD.

Entrance porch

Hallway

Lounge

16'0" x 14'10" (4.88 x 4.54)



Kitchen Diner

20'4" x 9'6" (6.22 x 2.91)



Sun room / conservatory

18'6" x 9'6" (5.65 x 2.92)



Utility



Ground floor shower room



Ground floor bedroom (garage converted)

12'4" x 8'7" (3.77 x 2.64)



Accommodation first floor

Bedroom one

13'4" x 11'5" (4.08 x 3.48)



En suite



Bedroom two

14'3" x 8'10" (4.35 x 2.70)



Fitted Wardrobes.

Bedroom three

12'1" x 9'4" (3.69 x 2.87)



Fitted Wardrobes.

Bedroom four

9'5" x 8'9" (2.88 x 2.67)



Fitted Wardrobes.

Family bathroom/w.c.



External



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

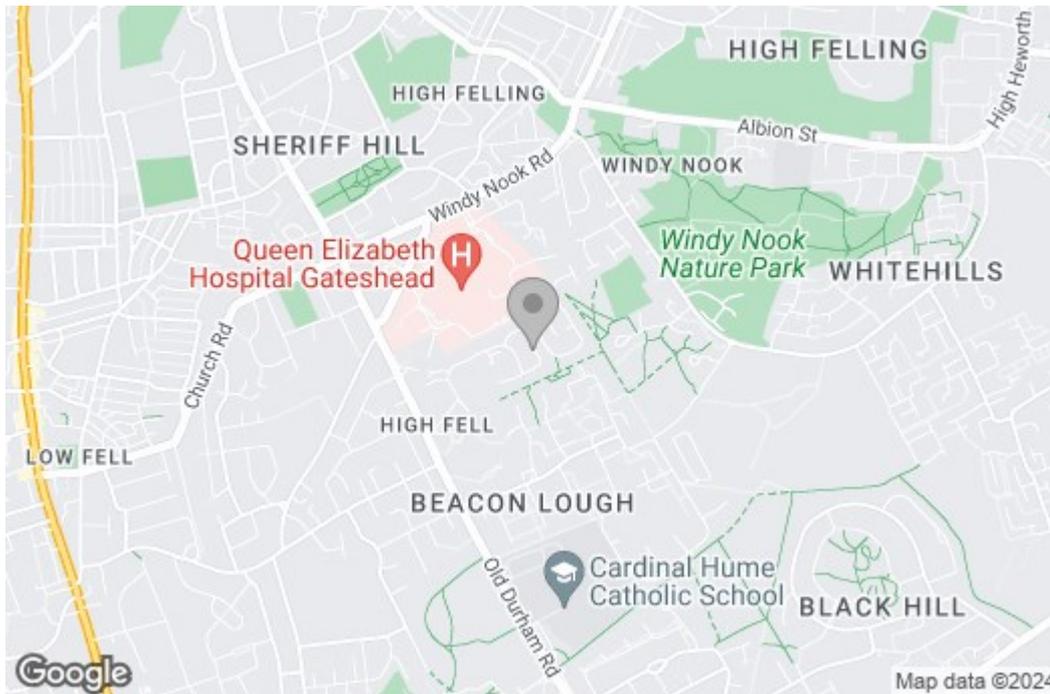
statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor 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.

Tenure

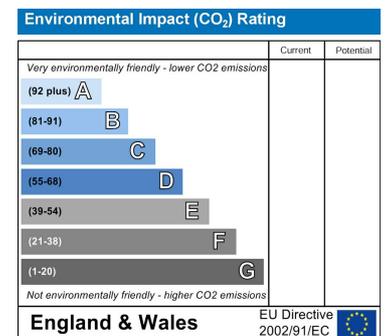
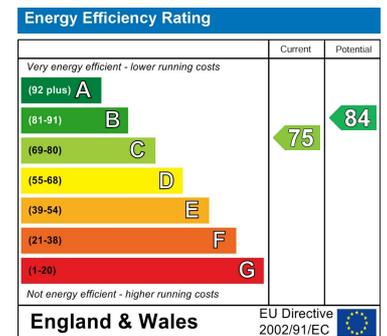
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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 a representation or warranty in respect of the property.