



## 28 King Oswald Drive, Blaydon-On-Tyne, NE21 4FE

Offers In Excess Of £319,950

Nestled in the sought-after area of King Oswald Drive, Blaydon-On-Tyne, this immaculate 5-bedroom detached house is a true gem waiting to be discovered. Spread over three floors, this property boasts three reception rooms, making it perfect for both entertaining guests and relaxing with family.

As you step inside, you are greeted by a charming living room creating a cosy atmosphere. The family room offers a versatile space, while the dining room with French doors opening onto the rear garden is ideal for enjoying meals al fresco. The kitchen has integrated appliances, and a handy utility room and ground floor w/c. The garage has been converted into a useable room and is accessible via the family room. The first floor is home to the main bedroom complete with fitted wardrobes and an en suite, along with three additional bedrooms and a family bathroom. Ascend to the second floor to discover an additional bedroom with walk in wardrobe and en-suite shower room. Outside, the property features gardens to the front and a south-facing rear garden, perfect for soaking up the sun. A driveway provides ample parking, adding to the convenience of this already impressive property. And to top it off, this property is offered as freehold, giving you peace of mind and security. Don't miss the opportunity to make this stunning house your home, where every detail has been carefully considered to offer you the best in comfort and style. FREEHOLD.

## FRONT ENTRANCE HALLWAY



## DINING ROOM

10'9" x 9'9" (3.29m x 2.98m)



## KITCHEN

9'9" x 9'6" (2.98m x 2.91m)



## FAMILY ROOM

13'3" x 10'9" (4.06m x 3.29m)



## UTILITY ROOM

6'11" x 5'4" (2.11m x 1.64m)



## LIVING ROOM

16'10" into bay x 10'9" (5.14m into bay x 3.28m)



## GROUND FLOOR W/C

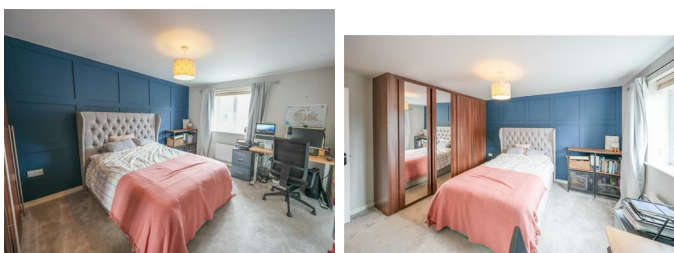


## FIRST FLOOR LANDING



## MAIN BEDROOM

13'8" x 11'3" (4.19m x 3.43m)



## EN-SUITE SHOWER ROOM



## BEDROOM TWO

10'3" x 9'7" (3.14m x 2.93m)



## BEDROOM THREE

9'8" x 9'0" (2.96m x 2.75m)



## BEDROOM FIVE

8'9" x 6'6" (2.69m x 1.99m)



### FAMILY BATHROOM

7'7" x 6'6" (2.32m x 1.99m)



### EN-SUITE SHOWER ROOM

9'3" x 4'7" (2.82m x 1.40m)



### SECOND FLOOR LANDING



### EXTERNAL



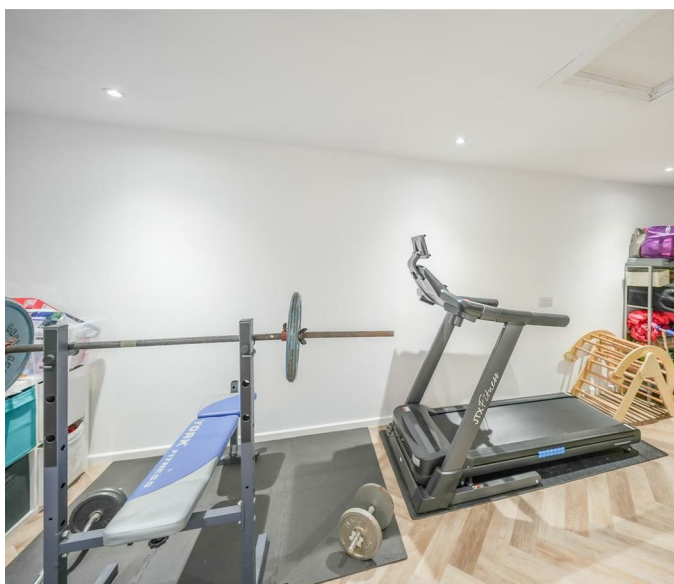
### BEDROOM FOUR

12'9" x 12'7" (3.89m x 3.85m)



### GARAGE

19'8" x 8'2" (6.00m x 2.49m)



### 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.

**MATERIAL INFORMATION**

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

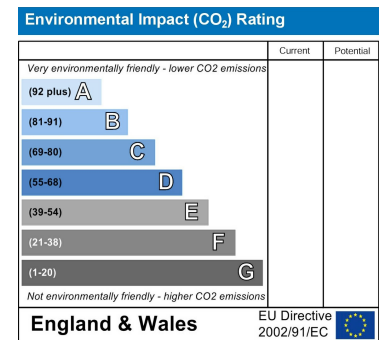
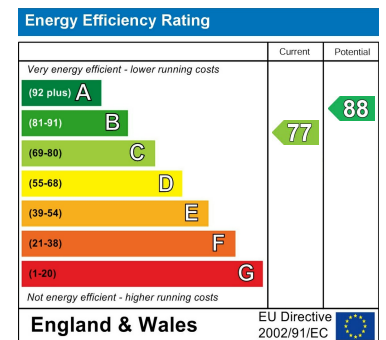
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.