



## 5 Heathfield Road, Gateshead, NE9 5HH

Offers Over £440,000

Located on the desirable Heathfield Road in Low Fell, this stunning and much improved four-bedroom semi detached house is a true gem. As you step into the spacious hallway, you are greeted with elegance and charm with feature floor tiles, paneling to the walls and ornate column radiator. The ground floor boasts two reception rooms, including a lounge with bespoke alcove storage, a feature fire surround, and a picturesque bay window that floods the room with natural light. The open-plan dining kitchen is a highlight of this property, complete with built-in appliances, a feature island, and bespoke alcove storage. The stunning picture window offers delightful views of the garden, creating a perfect setting for entertaining guests or enjoying family meals. There is also a convenient ground floor w.c. just off the hallway. Upstairs, you will find four well-proportioned bedrooms, with the main bedroom featuring a stylish en suite for added luxury. The family bathroom is beautifully appointed with a four piece suite providing both style and functionality. Externally, this home is a dream come true with a stunning low-maintenance artificial lawn, ideal for relaxing or hosting outdoor gatherings. The paved seating area is perfect for al fresco dining or simply unwinding after a long day. Additionally, the property offers parking for one vehicle and a detached garage for added convenience. Don't miss the opportunity to make this exquisite property your new home. Book a viewing today and experience the size and quality of accommodation on offer here in this stunning home.

## ENTRANCE HALLWAY



## GROUND FLOOR W.C.



## LOUNGE WITH BAY WINDOW

13'1", 183'8" x 12'9" (4,56 x 3.89)



## KITCHEN / DINING ROOM WITH BAY WINDOW

16'5" x 13'1" (5.01 x 4.01)



## ACCOMMODATION FIRST FLOOR



## BEDROOM ONE WITH BAY WINDOW

13'4" x 12'11" (4.07 x 3.94)



## EN SUITE

7'8" x 4'0" (2.36 x 1.22)



## BEDROOM TWO WITH BAY WINDOW

13'3" x 12'6" (4.05 x 3.83)



### BEDROOM THREE

10'1" x 9'10" (3.08 x 3.01)



### BEDROOM FOUR

10'0" x 6'11" (3.05 x 2.11)

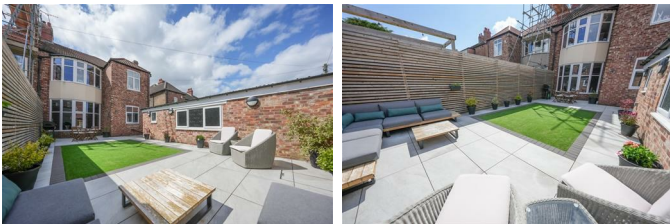


### FAMILY BATHROOM

9'6" x 6'5" (2.90 x 1.96)



### EXTERNAL



### GARAGE

### MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

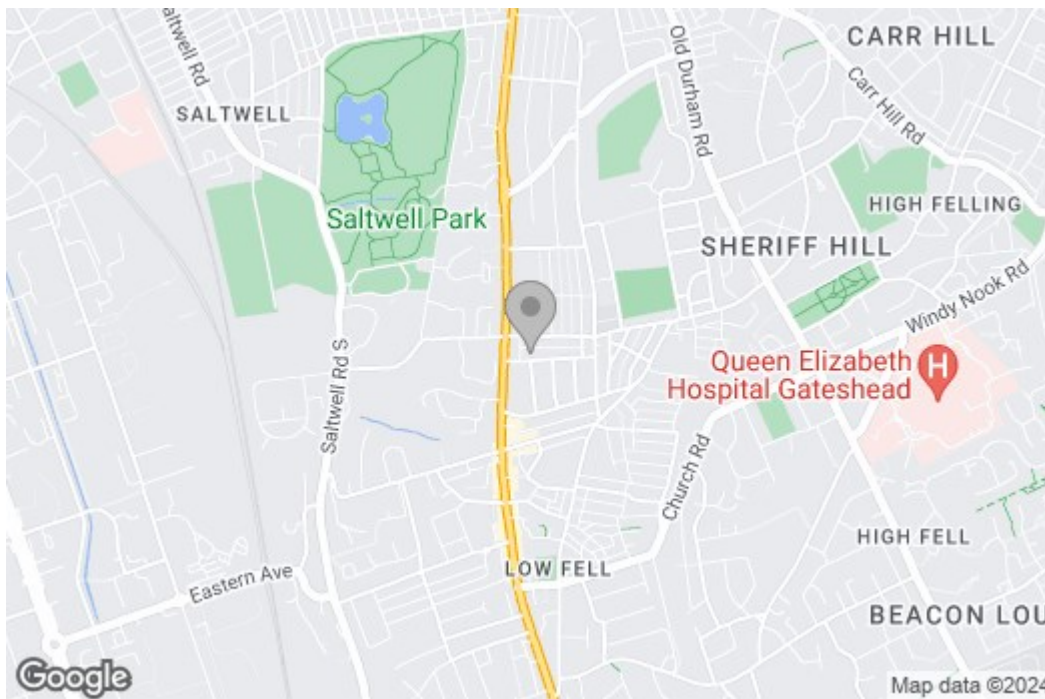
MOBILE COVERAGE - EE, Vodafone, Three, O2

### Property disclaimer

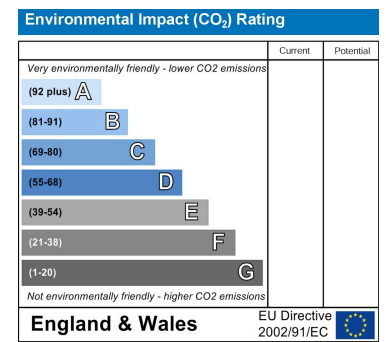
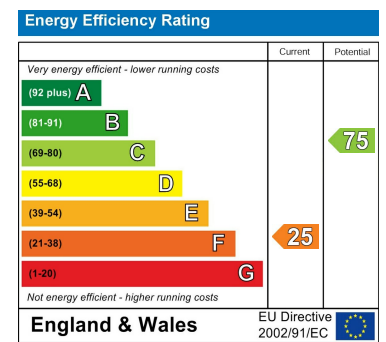
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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