



## 2 Heathfield Place, Gateshead, NE9 5AS

Offers Over £895,000

Nestled in the sought-after exclusive development of Heathfield Place in Low Fell, this detached house offers a fantastic opportunity to acquire a stunning family home. Boasting two reception rooms, five bedrooms, and three bathrooms. The accommodation is truly amazing, finished to an exceptional standard. The various sitting rooms provide ample space for relaxation, while the well-equipped dining kitchen is perfect for hosting family gatherings. The orangery with French doors opening onto the sun terrace is a delightful spot to enjoy a cup of tea in the morning sun. The first floor is home to a master bedroom with a dressing room and en-suite, along with four additional bedrooms, each with its own dressing area.

One of the bedrooms even has its own sitting room. A family bathroom completes the first floor. For added privacy and versatility, there is a bedroom with fitted wardrobes and a shower room on the second floor, providing a secluded space for guests or older children. Outside, the property boasts beautiful grounds and gardens with various patio areas and mature borders, creating a serene outdoor oasis. The exceptionally private setting allows for peaceful enjoyment of the surroundings. Additionally, the double garage with an electric door and utility area provides convenience and security for vehicles and storage needs. The property also benefits from solar panels installed to the roof. Don't miss out on the opportunity to make this exquisite property your new family home.

## ENTRANCE PORCH

## ENTRANCE HALLWAY

12'11" x 12'6" (3.94m x 3.82m)



## BEDROOM

12'3" x 11'3" (3.75m x 3.43m)



## BEDROOM

12'8" x 12'3" (3.87m x 3.75m)

## FAMILY BATHROOM

8'7" x 7'3" (2.62m x 2.22m)



## GROUND FLOOR W/C



## BEDROOM

14'7" x 12'2" (4.47m x 3.71m)

## DRESSING ROOM

7'1" x 6'0" (2.17m x 1.85m)



## LIVING ROOM

29'2" x 12'2" (8.90m x 3.71m)



## DINING ROOM/KITCHEN/ORANGERIE

31'6" x 13'4" extd to 17'5" (9.62m x 4.08m extd to 5.32m)



## FIRST FLOOR LANDING

### EN-SUITE BATHROOM

9'1" x 9'0" inc shower (2.78m x 2.76m inc shower)



### BEDROOM

17'10" x 12'9" (5.46m x 3.91m)



### SITTING AREA/FAMILY ROOM

13'3" x 8'9" (4.06m x 2.67m)



### SHOWER ROOM

10'0" x 9'5" (3.05m x 2.88m)

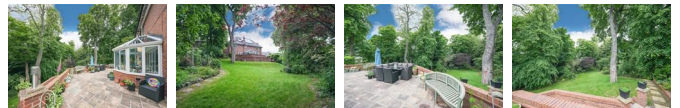


### BEDROOM

10'7" x 9'0" (3.24m x 2.75m)



### EXTERNAL



### GARAGE

5.80M X 5.76M

### AGENTS NOTE

\*\*\* The vendors have informed us that the solar panels are owned \*\*\*

### 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

### SECOND FLOOR LANDING

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 - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

#### **Agent Note**

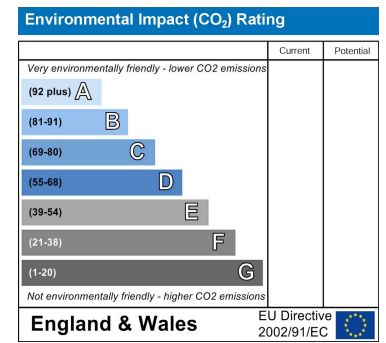
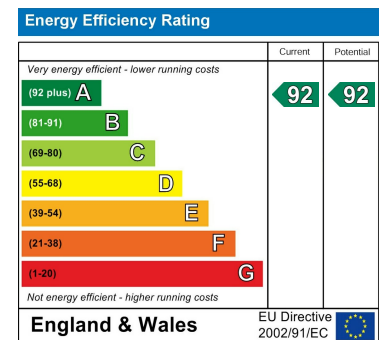
There are Solar panels with this home providing a very good saving on the electricity costs. Please enquire for further information.

# 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.