



## 7 Camborne Park Durham Road, Gateshead, NE8 4EG

Offers Over £289,950

A stunning eco-friendly terraced house located on Durham Road in Gateshead. This lovely family home boasts 4 bedrooms and 3 bathrooms, perfect for a growing family or those who love to entertain guests. As you step inside, you are greeted by a spacious living room with underfloor heating, ensuring warmth and comfort during the colder months. The ground floor features a convenient w/c and a dining kitchen that is fully equipped for all your culinary needs. The first floor of this beautiful property offers a family room with French doors that open onto a decked sun terrace, ideal for enjoying a morning coffee or hosting summer gatherings. Additionally, there are 2 bedrooms and a family bathroom on this floor. Venture up to the second floor where you will find the main bedroom with its own en-suite, providing a private sanctuary for relaxation. There is also another bedroom that can double up as a home office, complete with a mezzanine overlooking the first floor sitting room. Outside, the low maintenance gardens are perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive landscaping. The property also features a sun deck, car port, and an electric charge point, catering to modern needs and convenience. Located in Camborne Park, this house offers a great location with easy access to amenities and transport links. Don't miss out on the opportunity to make this eco-friendly oasis your new home!

## ENTRANCE HALLWAY



## DINING KITCHEN

16'6" x 12'9" (5.03m x 3.91m)



## FIRST FLOOR LANDING



## SITTING ROOM

11'9" x 11'7" (3.60m x 3.55m)



## INTERNAL HALLWAY



## FAMILY ROOM/SITTING ROOM

16'6" x 12'0" (5.03m x 3.67m)



## BEDROOM THREE

11'9" x 9'8" (3.60m x 2.96m)



## GROUND FLOOR W/C



### BEDROOM FOUR

11'5" x 6'6" (3.50m x 1.99m)



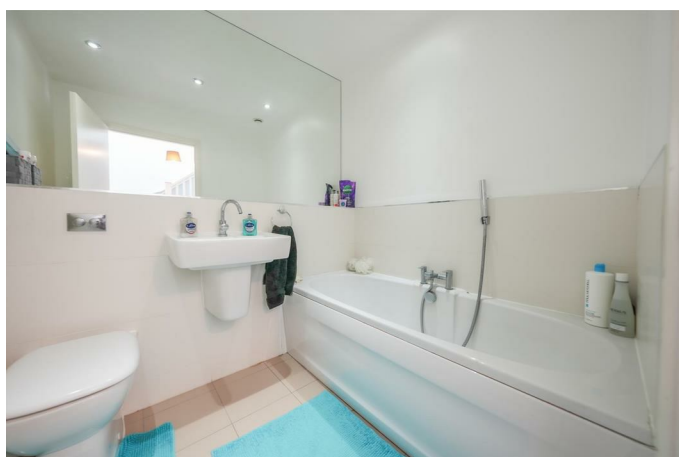
### EN-SUITE SHOWER ROOM

9'1" x 6'0" (2.78m x 1.83m)



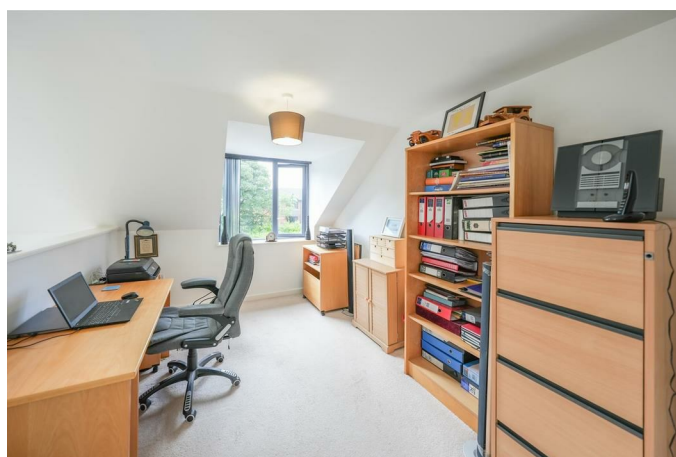
### FAMILY BATHROOM

6'11" x 6'0" (2.12m x 1.85m)



### BEDROOM TWO/OFFICE

12'2" x 9'1" (3.71m x 2.78m)



### SECOND FLOOR LANDING

#### MAIN BEDROOM

16'6" x 11'8" (5.04m x 3.58m)



### EXTERNAL



### CAR PORT



### 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 - No risk

LOCAL AUTHORITY - Gateshead

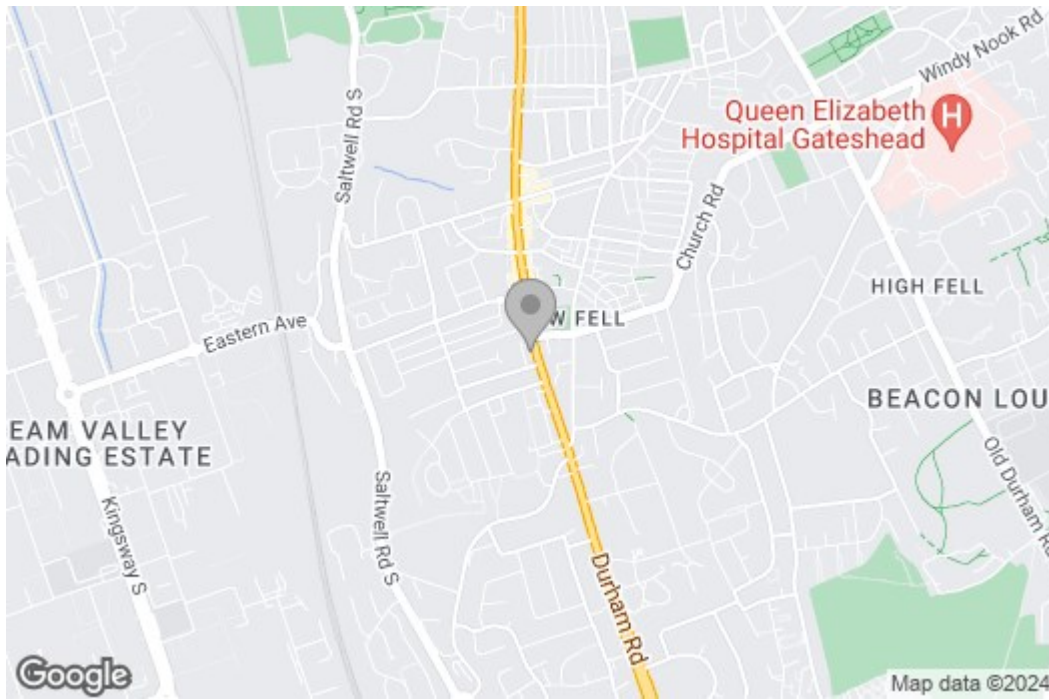
VIRGIN AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

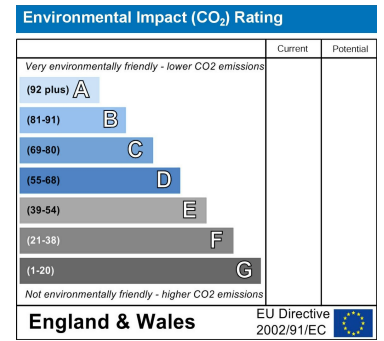
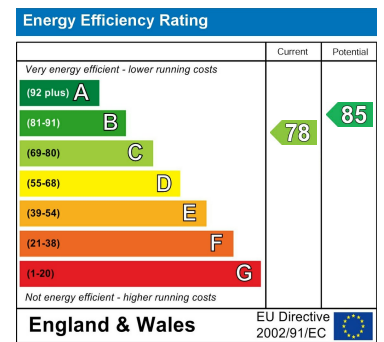
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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 a representation or warranty in respect of the property.