



## 1 St. Austell Gardens, Gateshead, NE9 6UZ

Offers Over £349,950

This detached house offers a fantastic opportunity for those seeking a spacious and well-loved family home. Boasting two reception rooms, four bedrooms, and two bathrooms. As you step into the property, you are greeted by a welcoming entrance hallway leading to a ground floor w/c, a living room an open access dining room that extends into a charming conservatory. The kitchen features a breakfast area and comes equipped with an integrated dishwasher, while the utility room offers convenience with integrated appliances including a fridge/freezer and washing machine. Moving to the first floor, the main bedroom impresses with fitted wardrobes and lovely views, while two additional bedrooms also come with fitted wardrobes, one of which boasts an en-suite. A unique feature of this property is the dressing room with access to the fourth bedroom, providing versatility and space for various needs. The family bathroom is elegantly designed with a 4-piece suite. Outside, the property sits on an enviable corner plot with gardens to the front, side, and rear, offering plenty of outdoor space for relaxation and entertainment. A driveway and garage provide convenient parking options for residents. In summary, this detached house in St. Austell Gardens is a gem in a great location, offering spacious accommodation and a well-maintained interior that has been cherished by its current owner.

## ENTRANCE PORCH

### GROUND FLOOR W/C



## UTILITY ROOM

8'10" x 7'3" (2.70m x 2.21m)



## LIVING ROOM

16'10" x 11'1" (5.15m x 3.39m)



## FIRST FLOOR LANDING



## DINING ROOM

11'11" x 10'6" (3.65m x 3.21m)



## MAIN BEDROOM

15'2" x 10'11" (4.63m x 3.35m)



## CONSERVATORY

12'9" x 12'3" (3.91m x 3.75m)



## BEDROOM TWO

13'5" x 8'9" (4.11m x 2.67m)



## KITCHEN

12'4" x 9'11" (3.76m x 3.03m)



### BEDROOM THREE

11'0" x 8'8" (3.37m x 2.66m)



### EN-SUITE



### DRESSING ROOM

7'4" x 6'11" (2.25m x 2.13m)

### BEDROOM FOUR

9'8" x 7'10" (2.97m x 2.39m)



### FAMILY BATHROOM

8'9" x 5'7" (2.68m x 1.72m)



### EXTERNAL



### GARAGE

21'4" x 9'0" (6.51m x 2.75m)

### 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

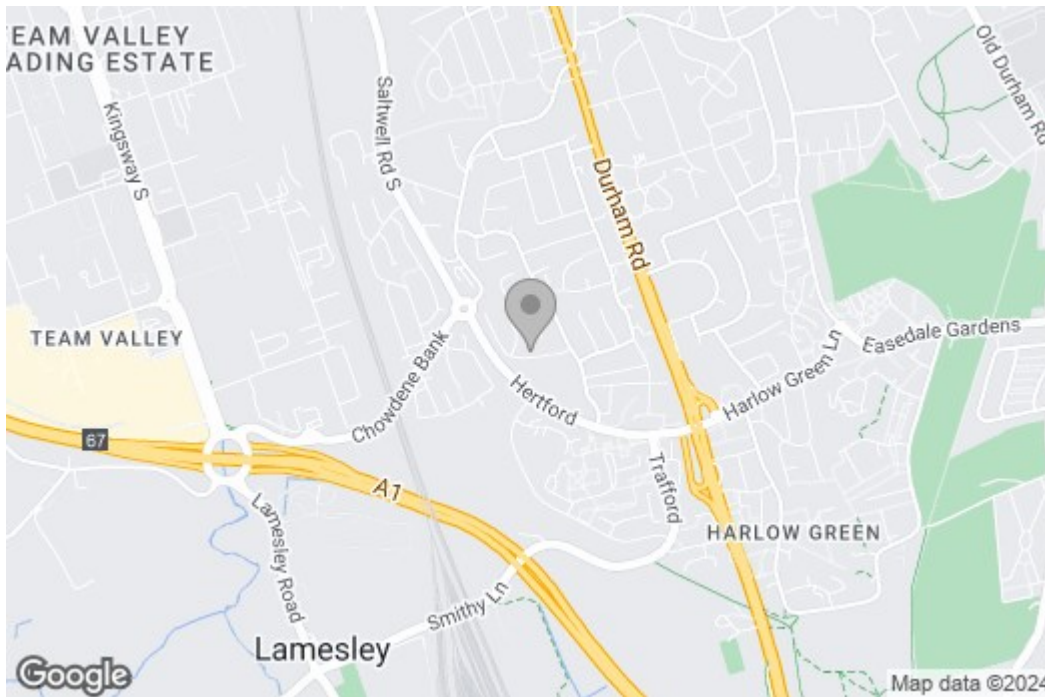
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

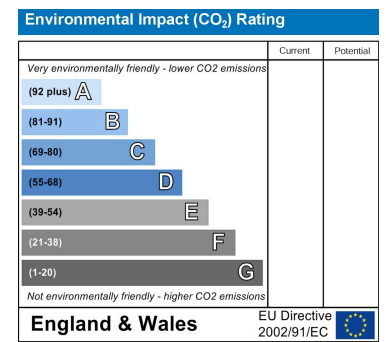
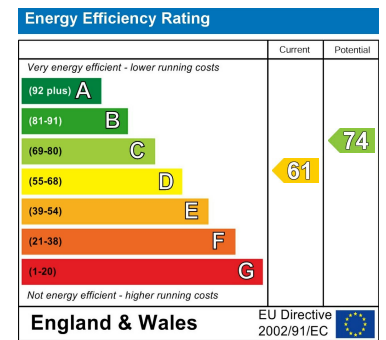
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.