



349 Durham Road, Gateshead, NE9 5AJ

Offers Over £599,950

This stunning three-storey semi-detached property, built in 1908, is situated on Durham Road in the charming Low Fell area. Comprising five bedrooms & four bathrooms, it boasts elegance and character at every turn. Stepping inside, you are greeted by an impressive vestibule, leading you into the reception hallway that sets the tone for the rest of the house. The formal lounge exudes sophistication and light with its large bay window, feature fireplace, and original strip wood floor, perfect for cosy evenings in. To the rear of the home the family/sitting room, with stripped original flooring, opens up into a breathtaking dining kitchen, illuminated by a pitched glass roof that bathes the room in natural light. The kitchen is a culinary delight, featuring a unique stainless steel island with top-of-the-range Kitchen Aid appliances that include - a five ring hob combining gas rings and a twin induction plate with a chimney style extractor hood above. A full size dishwasher, wine cooler/beer fridge, and large sink with pull out spray mixer tap. Further appliances include a steam fan assisted oven, a traditional fan assisted oven, coffee machine, microwave oven and two warming drawers. The ground floor is completed by a ground floor w.c. and utility room providing access into the garage. SUMMARY

CONTINUED.....

SUMMARY CONTINUED

Upstairs, this exceptional home offers a large landing, five spacious bedrooms, spread across two floors, providing ample space for a growing family or guests. The first floor houses three bedrooms, two of which boast bespoke fitted wardrobes for all your storage needs. All bedrooms are fitted with plantation shutters. The luxurious fully tiled bathroom is a sanctuary in itself with a luxury Victory Spa two person jacuzzi bath, a walk in wet room shower along with luxury vanity sink and underfloor heating. There is also an additional walk-in shower room/ w.c. with underfloor heating. To the second floor there are two further bedrooms, both with shutters, one with bespoke fitted wardrobes, served by a well equipped shower room/w.c. There is also eaves storage and easily accessible access to an extensive loft area. Externally the property continues to impress with a front garden, composed of a large lawn & rockery, enclosed by a mature hedge, featuring artificial grass for easy maintenance. The side garden/courtyard also benefits from artificial grass and offers a tranquil paved patio area, perfect for al fresco dining or simply unwinding after a long day. A garage and driveway at the rear, accessed via the rear lane, provide ample parking space for your vehicles. The home benefits from many original features such as high ceilings, deep skirting boards and cornices. In addition, there is double glazing throughout, gas central heating, annually serviced alarm system and a Worcester Bosch boiler & Oso water tank. The property is situated in a great location in the heart of Low Fell

within walking distance of all the local amenities, bars and restaurants. There are regular bus links to both Newcastle and Durham city centre. In summary, this Edwardian house on Durham Road is a rare find, requiring an internal viewing to fully appreciate the wealth of character, size and high standard of accommodation on offer here in this exquisite home.

ENTRANCE VESTIBULE

RECEPTION HALLWAY



FORMAL LOUNGE

16'0" x 14'10" (4.90 x 4.53)



FAMILY / SITTING ROOM

14'7" x 14'1" (4.46 x 4.31)



DINING KITCHEN

14'9" x 11'9" (4.50 x 3.60)



KITCHEN

20'1" x 11'1" (6.14 x 3.40)

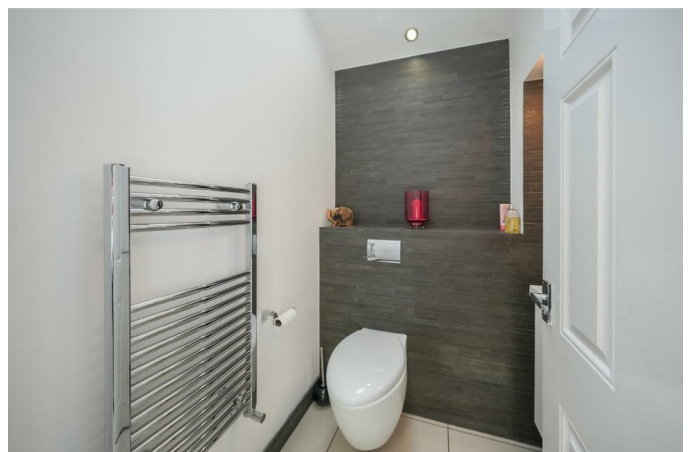


UTILITY

9'2" x 7'2" (2.80 x 2.20)



GROUND FLOOR W.C.



ACCOMMODATION TO THE FIRST FLOOR



BEDROOM ONE

14'10" x 13'5" (4.53 x 4.10)



BEDROOM TWO

14'5" x 14'1" (4.40 x 4.31)



BEDROOM FIVE

10'11" x 7'6" (3.35 x 2.30)



SHOWER ROOM/ W.C.

6'10" x 6'6" (2.10 x 2.00)



FAMILY BATHROOM

12'8" x 11'1" (3.88 x 3.40)



ACCOMMODATION TO THE SECOND FLOOR



BEDROOM THREE

18'11" x 12'1" (5.78 x 3.69)



BEDROOM FOUR

12'7" x 9'0" (3.84 x 2.76)



Material Information

Flood Risk -
Local Authority -
Satellite/Fibre TV Availability -
Broadband -
Mobile Coverage -

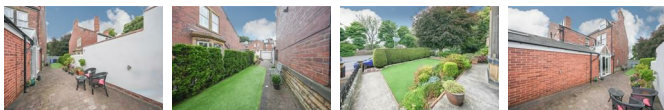
SHOWER ROOM/ W.C

7'4" x 5'2" (2.25 x 1.58)



GARAGE

EXTERNAL

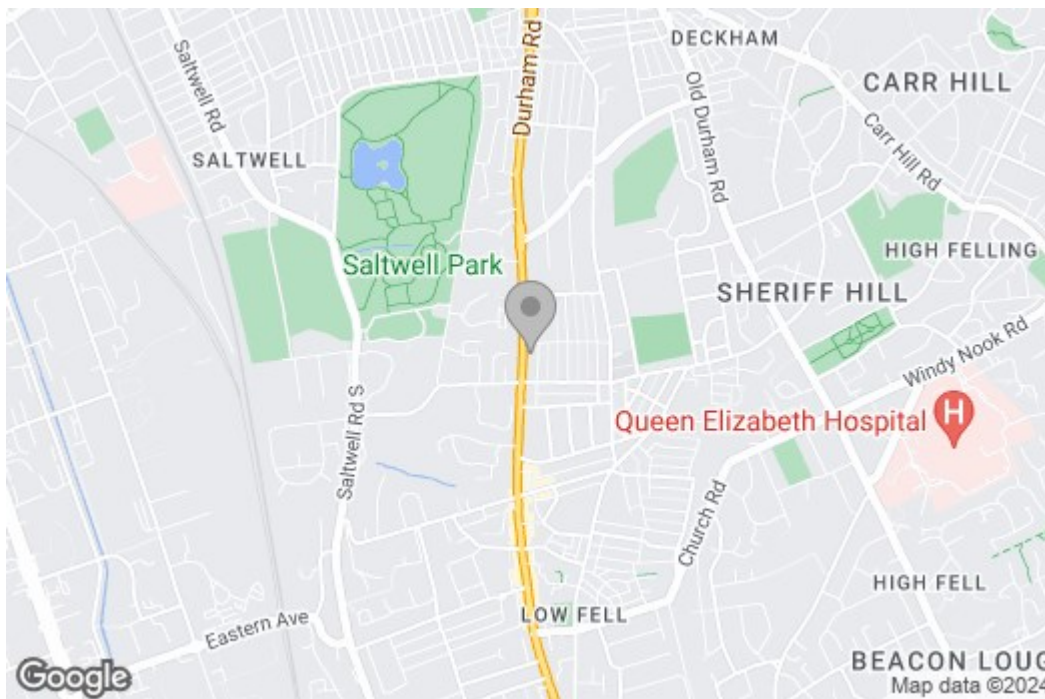


Property disclaimer

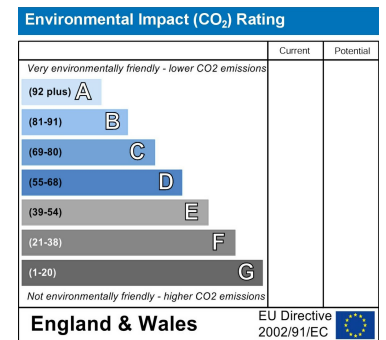
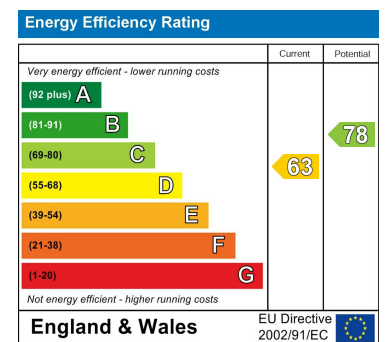
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

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.