



71 Meadow Rise, Low Fell, NE9 6GB

Offers Over £300,000

Nestled in the charming Meadow Rise, this stunning detached house is a true gem waiting to be discovered. Boasting a spacious layout with, four bedrooms, and three bathrooms, this family home offers great accommodation for all. As you step inside, you'll be greeted by a dining kitchen equipped with integrated appliances and French doors that lead into the impressive Orangery, perfect for enjoying the natural light and views of the lovely gardens. The utility room and ground floor w/c add convenience to daily living, while the guest bedroom/home office provides flexibility for your needs. Venture upstairs to find a first-floor landing that leads to the main bedroom featuring Hammonds wardrobes and an ensuite shower room for added luxury. Three additional bedrooms, all with fitted wardrobes, offer ample space for the whole family. The family bathroom ensures everyone's needs are met. Outside, the property boasts lovely low maintenance gardens both to the front and rear, providing a tranquil space to relax and unwind. The driveway offers ample parking, making coming home a breeze. Don't miss the opportunity to make this beautiful property your new home sweet home.

ENTRANCE HALLWAY

GUEST BEDROOM/HOME OFFICE

9'5" x 8'10" (2.89m x 2.71m)



UTILITY ROOM

13'6" x 12'2" red to 5'2" (4.12m x 3.73m red to 1.60m)



LIVING ROOM



DINING KITCHEN

18'4" x 12'0" (5.61m x 3.66m)



GROUND FLOOR W/C



ORANGERY

20'6" x 13'0" red to 6'10" (6.25m x 3.98m red to 2.09m)



FIRST FLOOR LANDING

MAIN BEDROOM

12'4" x 12'4" to robes (3.77m x 3.76m to robes)



EN-SUITE

6'6" x 5'0" (2.00m x 1.54m)



FAMILY BATHROOM

6'8" x 5'5" (2.05m x 1.66m)



BEDROOM TWO

11'5" x 9'5" (3.48m x 2.89m)



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.

BEDROOM THREE

8'11" x 8'11" (2.74m x 2.72m)



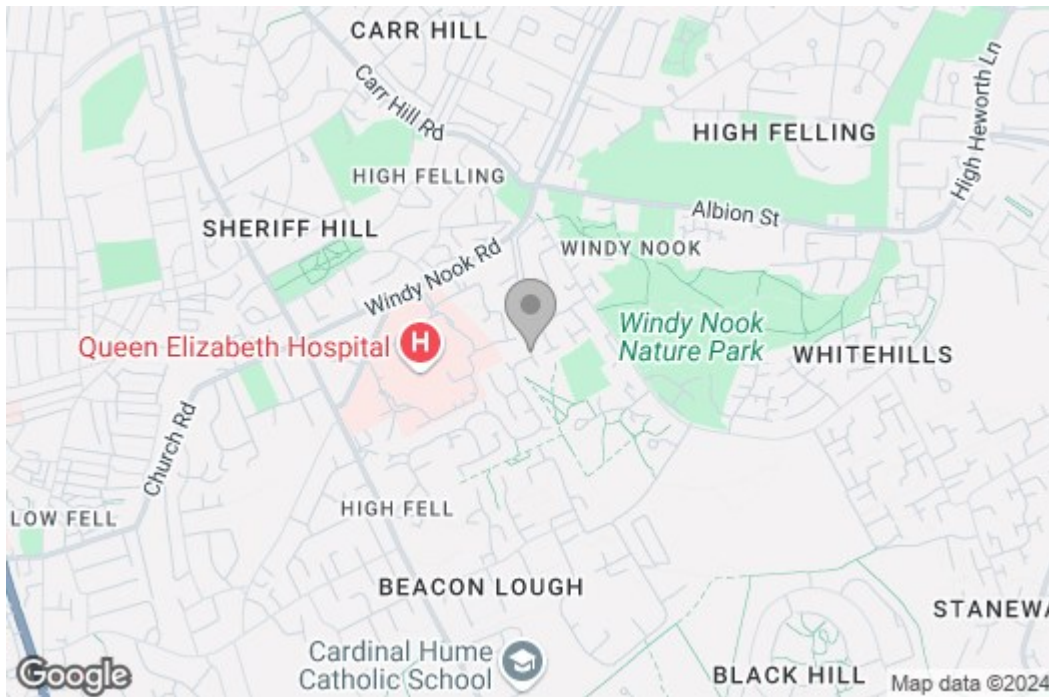
BEDROOM FOUR

9'7" x 7'6" (2.93m x 2.31m)

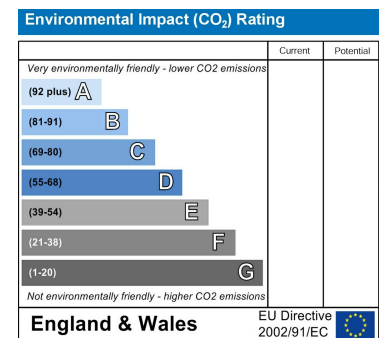
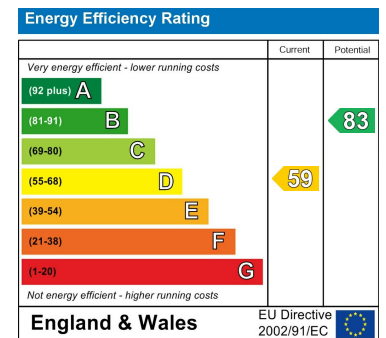


Floor Plan

Area Map



Energy Efficiency Graph



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