



## 4 East Park Road, Gateshead, NE9 5AX

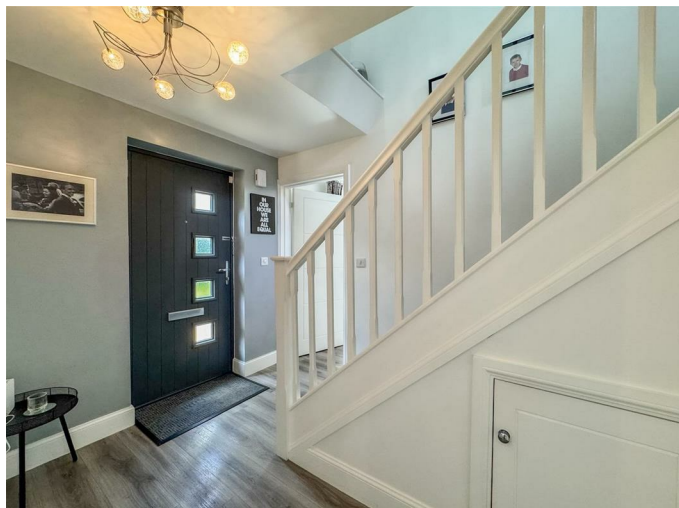
Offers Over £430,000

Welcome to this stunning five-bedroom detached house, elegantly designed over three spacious floors, perfect for modern family living. This double-fronted home boasts a contemporary aesthetic, complemented by a beautifully landscaped garden and a detached garage featuring a versatile room above, currently utilized as a small business clinic. Upon entering, you are greeted by an expansive dual-aspect kitchen and dining area seamlessly blend functionality with style, making it the heart of the home. A separate utility room and convenient ground floor WC add to the practicality of this impressive layout. The lounge is dual aspect making it bright and airy, ideal for relaxation and entertaining.

The first floor accommodates three well-appointed bedrooms, including a luxurious master suite with an en-suite bathroom, along with a separate family bathroom. Ascend to the second floor to discover two additional bedrooms, each offering generous space and comfort, along with a further en-suite bathroom. Externally, the property boasts attractive views of Saltwell Park from the front, while the rear features a private enclosed garden, perfect for outdoor entertaining and family activities. The detached garage is a standout feature, complete with an atelier above that is currently serving as a clinic, thanks to its private entrance—an ideal setup for running a small business without intruding on residential life. Situated in an excellent location, this home is conveniently close to Newcastle, offering easy access to the city's vibrant amenities while maintaining a tranquil suburban atmosphere. This remarkable property is perfect for those seeking a blend of modern living, space, and versatility. Don't miss the opportunity to make it your own!



## ENTRANCE LOBBY

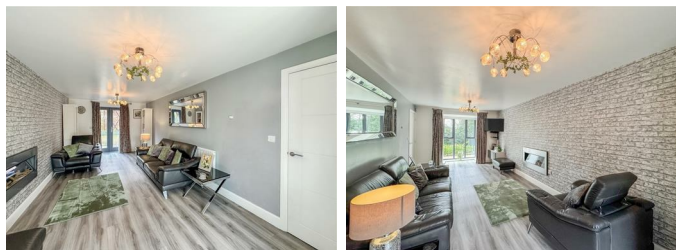


## GROUND FLOOR W.C.



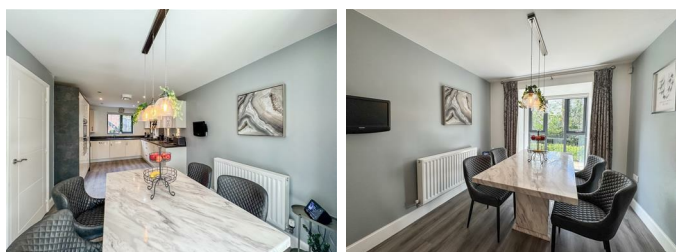
## LOUNGE

24'6" x 10'4" (7.47 x 3.17)



## KITCHEN/DINING ROOM

25'3" x 12'0" (7.71 x 3.67)



## UTILITY

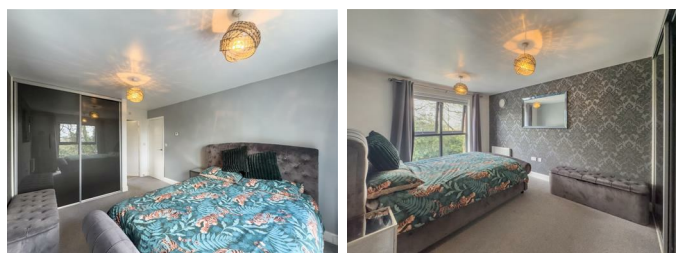


## ACCOMMODATION FORST FLOOR



## BEDROOM ONE

13'1" x 10'4" plus wardrobe (3.99 x 3.17 plus wardrobe)





## EN SUITE



## BATHROOM/W.C



## BEDROOM TWO

9'5" x 9'5" plus wardrobe (2.89 x 2.88 plus wardrobe)



## SECOND FLOOR ACCOMMODATION

### BEDROOM FOUR

14'0" x 10'6" (4.27 x 3.22)



## BEDROOM THREE

9'5" x 9'1" plus wardrobe (2.88 x 2.79 plus wardrobe)



## BEDROOM FIVE

10'11" x 9'5" (3.34 x 2.89)



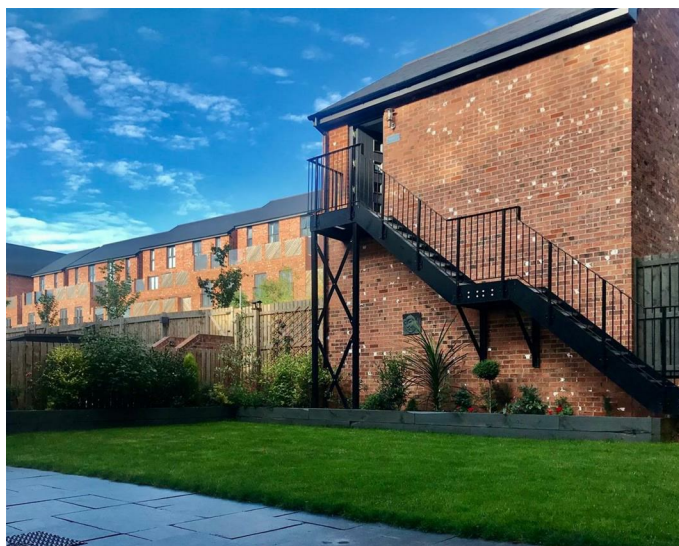


## SHOWER ROOM



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.

## EXTERNAL



## DOUBLE GARAGE WITH ROOM ABOVE

19'10" x 18'1" (6.06 x 5.53)



## 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



Floor Plan

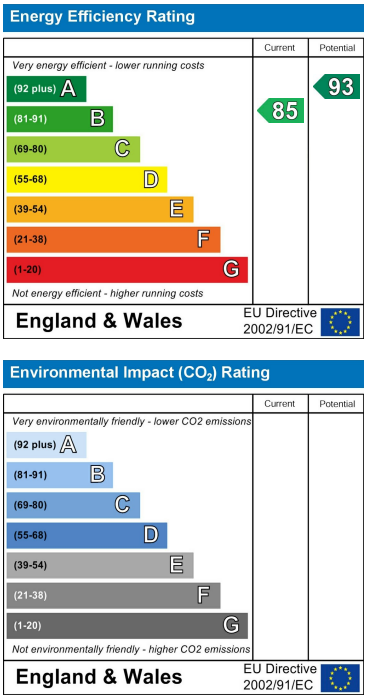
Area Map



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.

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Energy Efficiency Graph



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