



# 20 Bluebell Close, Gateshead, NE9 6RF

## £225,000

Located in the desirable Bluebell Close, this splendid detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking spacious living. Upon entering, you are greeted by a welcoming entrance hallway that leads to a thoughtfully designed ground floor w/c. The living room is generously sized and seamlessly connects to the dining room, which boasts elegant French doors that open onto the charming rear garden, creating a delightful space for entertaining or simply enjoying the outdoors. The kitchen is equipped with integrated appliances, making it both functional and stylish. Ascending to the first floor, you will find a landing with a built-in storage cupboard, providing practical solutions for everyday living. The main bedroom features fitted wardrobes and an ensuite shower room, ensuring a private retreat. Two additional bedrooms and a family bathroom complete the upper level, offering ample space for family and guests alike. Outside, the property is complemented by well-maintained gardens to both the front and rear, providing a lovely setting for relaxation. The garage and driveway offer parking for two vehicles, adding to the convenience of this home. Situated in a great location, this property is ideally placed for local amenities and transport links, making it a perfect choice for those who value accessibility. Viewings are highly recommended to fully appreciate the spacious accommodation and the many features this delightful home has to offer.

## ENTRANCE HALLWAY GROUND FLOOR W/C



**LIVING ROOM** 13'4" x 13'2" (4.07m x 4.03m)



**DINING ROOM** 9'2" x 7'8" (2.80m x 2.35m)



**KITCHEN** 9'2" x 8'5" (2.80m x 2.57m)



## **FIRST FLOOR LANDING**



**BEDROOM ONE** 10'11" x 8'9" (3.33m x 2.68m)



## **EN-SUITE SHOWER ROOM**



## **BEDROOM TWO** 10'0" x 9'0" (3.07m x 2.76m)



## **BEDROOM THREE**

7'8" into recess x 7'4" (2.35m into recess x 2.26m)



## **FAMILY BATHROOM** 6'1" x 5'11" (1.87m x 1.82m)



## 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 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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