

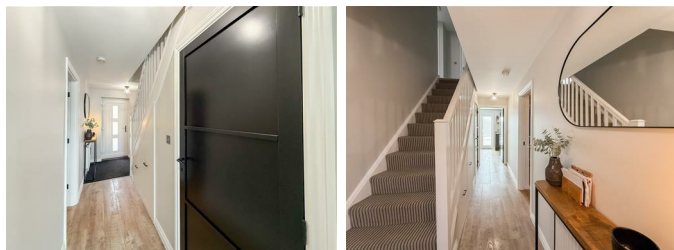


26 Bowes Gardens, Gateshead, NE9 7NZ

Offers Over £380,000

Introducing a superb four-bedroom detached home on Bowes Gardens, offering exceptional space, versatile living areas, and top-quality finishes throughout. Designed for modern family life with room to grow, this property combines sleek styling with practical features. The welcoming entrance hall has stairs to the first floor. Crittall style internal doors provide access to a stylish and modern reception room overlooking the front of the property and a open-plan Kitchen / Dining / Family Room that spans the width of the home, creating a bright and sociable living space. With a stunning kitchen with built-in appliances and solid worktops. French doors provide direct access to the rear garden. The hallway also provides access to ground floor w.c & utility. To the first floor there are four double bedrooms, with the main bedroom benefiting from an en-suite bathroom. Bedroom two and three share a stylish Jack & Jill en-suite for convenient access. The family bathroom features a free-standing bath, adding a touch of elegance. Externally the rear garden has a paved patio which leads to an exceptionally well-maintained lawn, described by many as the best they've seen! There is a seating zone with a pergola, perfect for alfresco dining and relaxation. To the front of the home there is a driveway providing parking for two cars and a garage that has been converted for storage. This home is probably one of the best of its type to come to the market in recent years and an internal viewing is essential to fully appreciate the size and standard of accommodation on offer here in this beautiful home.

ENTRANCE HALLWAY



LOUNGE

18'2" x 10'9" (5.56 x 3.28)



GROUND FLOOR W.C.



UTILITY

9'4" x 7'10" (2.85 x 2.41)

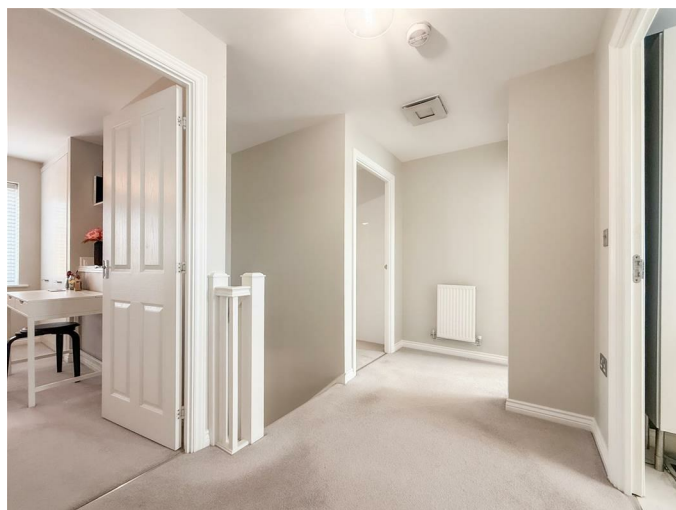


KITCHEN/DINING/FAMILY ROOM

26'9" x 9'9" (8.16 x 2.99)



ACCOMMODATION FIRST FLOOR

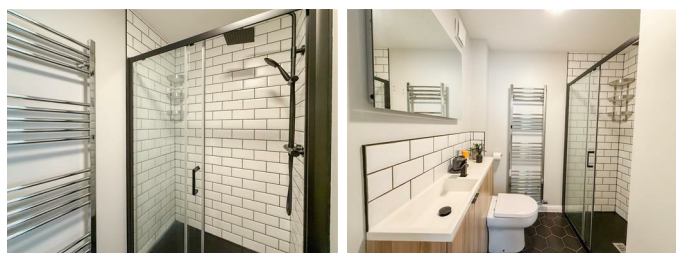


BEDROOM ONE

15'1" x 12'11" (4.61 x 3.94)



EN SUITE



BEDROOM TWO

9'10", 19'0"3" x 9'3" (3,58 x 2.84)



JACK & JILL EN SUITE



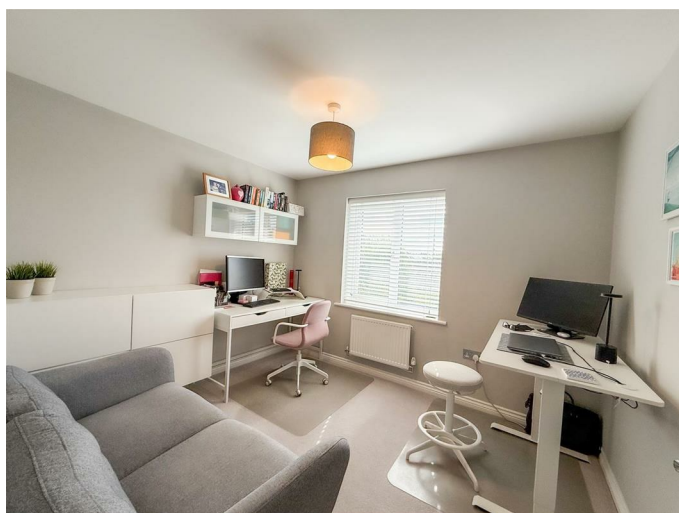
BEDROOM THREE

11'7" x 8'7" (3.54 x 2.63)



BEDROOM FOUR

10'3" x 9'5" (3.14 x 2.88)



FAMILY BATHROOM/W.C.



EXTERNAL



Property disclaimer

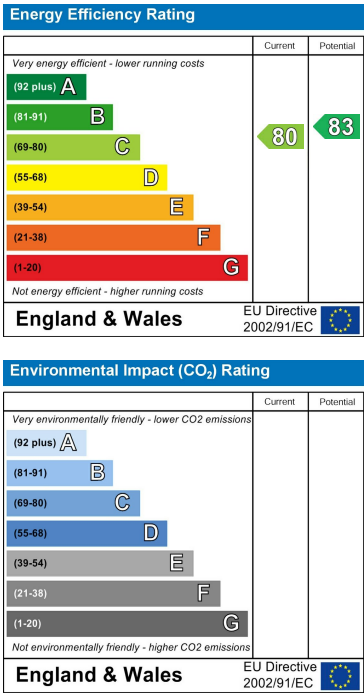
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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