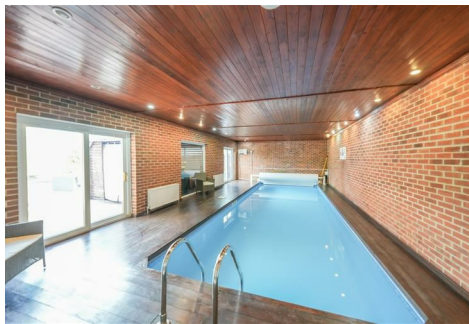


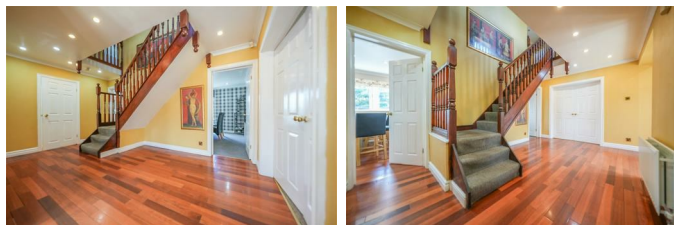


## **1 Moore Park Cromwell Street, Gateshead, NE8 3DY**

**£400,000**

This exceptional executive detached house redefines luxury living with its own private heated swimming pool, offering a lifestyle of opulence and elegance. Boasting five generously proportioned double bedrooms, this residence is designed for the utmost comfort and convenience. The family bathroom and two en suite shower rooms provide a touch of indulgence, ensuring a tranquil and luxurious experience for all occupants. A ground floor WC adds a practical touch for guests and everyday use. As you explore the ground floor, you are greeted by three spacious reception rooms that offer versatility for various living arrangements. An inviting kitchen/breakfasting room and additional utility room cater to your culinary needs and daily routines. The highlight of the home is the swimming pool room, featuring an impressive 8-meter pool, creating a haven for relaxation and recreation right at your doorstep. Outside, the property is enveloped by gardens to the side and rear, offering a serene outdoor escape for enjoyment and entertainment. A long gated driveway, shared only with two other houses, ensures privacy and exclusivity, setting the stage for a peaceful and secure living environment. With its exceptional features and prime location, this home is a true masterpiece waiting to be experienced. Schedule a viewing today to immerse yourself in the lavish lifestyle that Moore Park has to offer. Viewing is highly recommended.

## ENTRANCE RECEPTION HALLWAY



A lovely grand entrance hallway which is accessed via a double glazed Upvc door. There is a radiator and double doors opens into the main lounge. Additionally internal doors opens into the second sitting room, dining room, breakfasting kitchen and ground floor wc.

## LOUNGE

21'8" x 19'7" (6.61m x 5.98m)



A stunning main lounge which boasts a large brick inglenook fireplace. Spotlights are also fitted into the ceiling and a double glazed window overlooks the front aspect. There is a double radiator and a set of double glazed Bi-fold doors opens through into the swimming pool room.

## SITTING ROOM

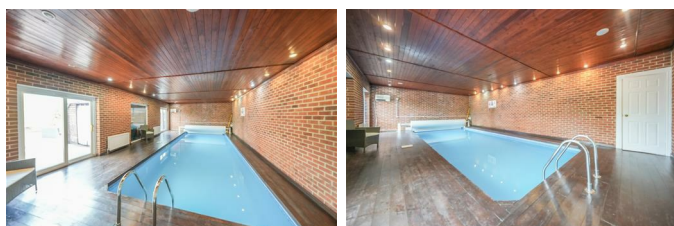
19'4" x 17'4" (5.91m x 5.29m)



A spacious lounge which is dual aspect with double glazed windows overlooking the side and front aspect. There is a double radiator and spotlights are fitted into the ceiling.

## SWIMMING POOL ROOM

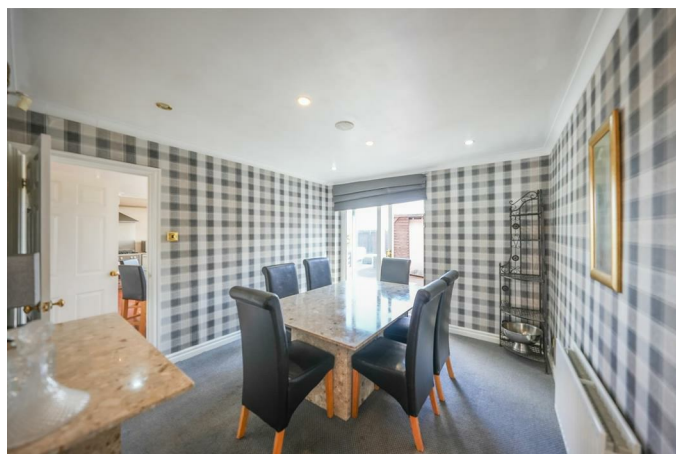
33'1" x 17'5" (10.1m x 5.31m)



A spacious area which has a sitting and relaxing area around part of the pool. The swimming pool length is just over 8 metres. There is also a large walk in storage room and two sets of patio doors opens out into the rear garden.

## DINING ROOM

12'2" x 11'3" (3.72m x 3.44m)



With a radiator and a set of patio doors opens out into the rear garden. Spotlights are fitted into the ceiling. An internal door gives direct access through into the breakfasting kitchen.

## BREAKFASTING KITCHEN

17'2" x 12'0" (5.25m x 3.66m)



The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. There is a breakfasting bar facility and recesses are provided for a range style cooker (extraction fitted above) and a space for a double width fridge freezer. Spotlights are fitted into the ceiling, there is a radiator and two double glazed windows overlooks the rear garden. An internal door opens through into the utility.

## UTILITY ROOM

9'10" x 7'8" (3.00 x 2.34m)



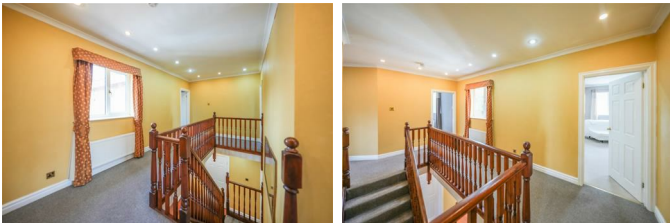
The utility is fitted with a range of base units with a double drainer sink unit which is fitted with a mixer tap. Recesses are provided for a washing machine and tumble drier. A double glazed door opens to the side.

## GROUND FLOOR WC



With a low level wc and a wash hand basin. There is a tiled walls and a radiator.

## FIRST FLOOR - GALLERIED LANDING



A spacious galleried landing which has a double glazed window which overlooks the front aspect. Internal doors opens into all five bedrooms and the family bathroom/wc. Spotlights are fitted into the ceiling.

## MASTER BEDROOM ONE

19'6" x 12'11" (5.96m x 3.96m)



With a range of fitted wardrobes to one wall. Spotlights are fitted into the ceiling, there is a radiator and two double glazed windows overlooks the front aspect.

## DRESSING ROOM

7'4" x 5'0" (2.26m x 1.54m)

With internal access through into the en suite.

## EN SUITE SHOWER ROOM/WC

7'4" x 6'9" (2.24m x 2.06m)



With a three piece suite which briefly comprises; low level wc, wash hand basin and a corner shower unit which is fitted with a shower inset. There is tiled walls a radiator and spotlights are fitted into the ceiling. A double glazed window overlooks the side aspect.

## DOUBLE BEDROOM TWO

15'7" x 10'9" (4.75m x 3.28m)



With spotlights fitted into the ceiling, there is a radiator and two double glazed windows overlooks the rear aspect. An internal door opens into the en suite shower room/wc.

### EN SUITE SHOWER ROOM/WC

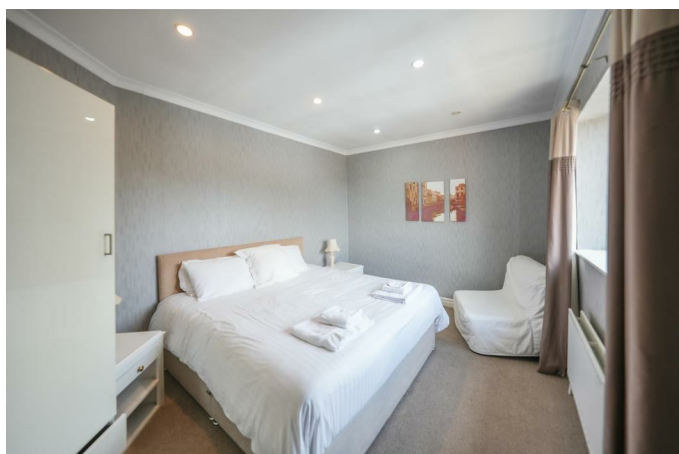
11'1" x 6'8" (3.39m x 2.05m)



With a three piece suite which briefly comprises; low level wc, wash hand basin, and a corner shower unit which is fitted with a shower inset. The walls and floor are tiled, spotlights are fitted into the ceiling. A double glazed window overlooks the side aspect.

### DOUBLE BEDROOM THREE

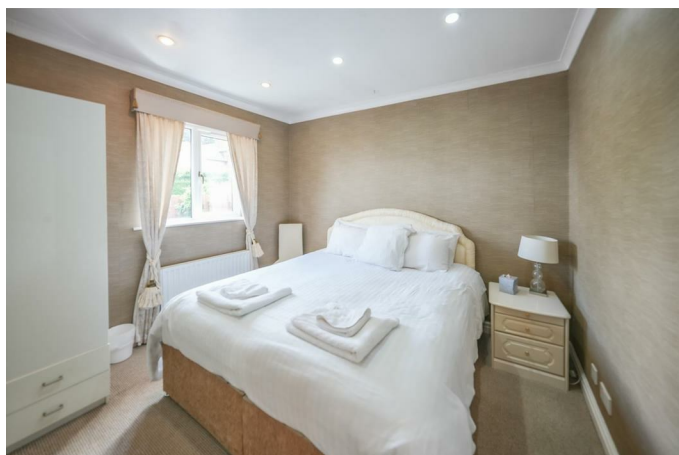
14'4" x 10'5" (4.37m x 3.18m)



With a radiator and a double glazed window overlooks the front aspect. Spotlights are fitted into the ceiling.

### DOUBLE BEDROOM FOUR

11'0" x 9'6" (3.36m x 2.90m)



With a radiator and a double glazed window overlooks the rear aspects. Spotlights are fitted into the ceiling.

### DOUBLE BEDROOM FIVE

12'6" x 7'5" (3.82m x 2.28m)



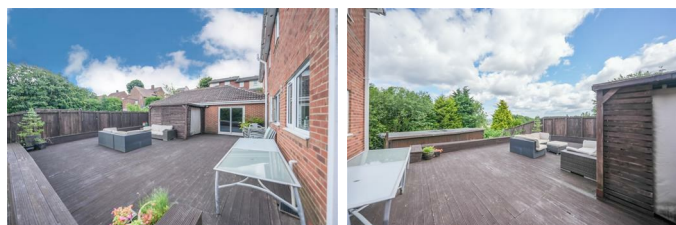
With a radiator and a double glazed window overlooks the rear aspect. Spotlights are fitted into the ceiling.

### FAMILY BATHROOM/WC



With a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower and glass shower screen. The walls are tiled and a double glazed window overlooks the rear aspect. Spotlights are fitted into the ceiling.

### EXTERNAL



At the front of the home there is a long private driveway which is only shared with two other residences. There is off road parking for three cars comfortably. There rear garden is predominantly decked. The side garden is lawned.

### 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.

#### **MATERIAL INFORMATION**

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

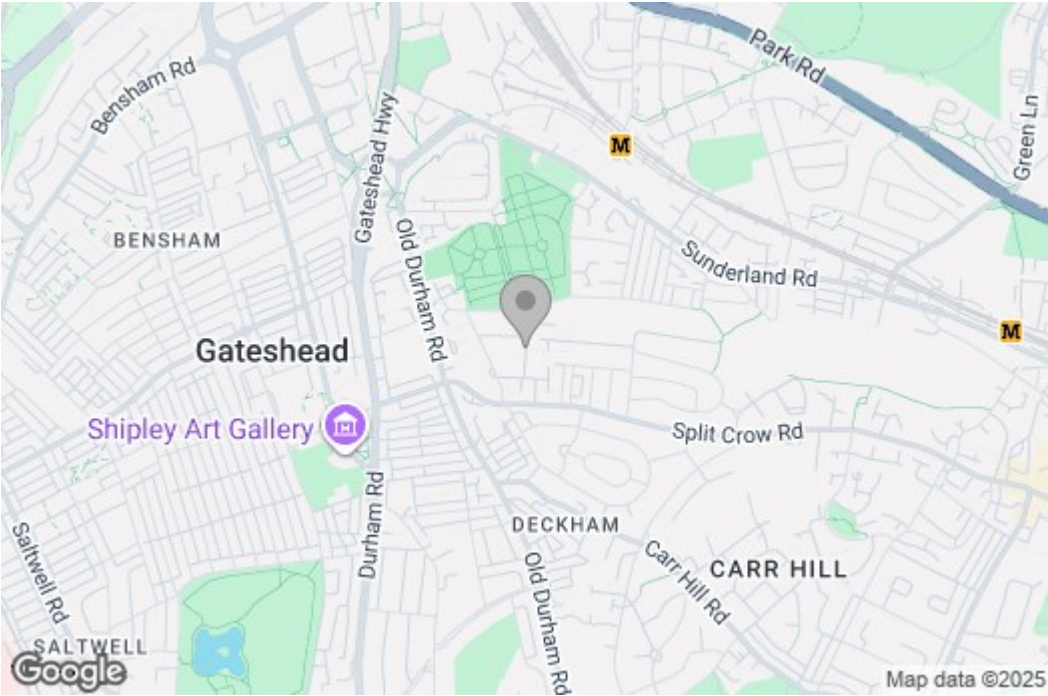
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

