



## 87, Celandine Way, Gateshead, NE10 8QW

Offers Over £380,000

A uniquely designed five bedroom self-build creation unlike any other property on the estate. Set across three levels, with five double bedrooms, three bathrooms plus a ground floor w.c., this property offers generous accommodation with a flexible layout that could adapt to a variety of lifestyles, including multi-generational living or a home-based business. Upon entering, spacious lounge opens through to a dining room, creating an ideal hub for family life and entertaining. Adjacent to these lies a large kitchen featuring a modern shaker-style units with appliances while a practical utility room and a ground floor W.C. enhance daily living. A further ground-floor reception room would be suitable as a playroom or study. Ascending to the first floor reveals a thoughtful arrangement of three double bedrooms, one of which enjoys its own en-suite and a well-appointed, refitted family bathroom serves the remaining bedrooms. The crowning feature of the home is on the top floor, a master suite occupies most of the floor space, designed with grand proportions and a stylish en-suite bathroom that blends luxury with practicality. The dual-aspect nature of this top-floor suite floods the room with natural light. A further bedroom completes this floor. The property includes a spacious garage, complemented by a substantial 2nd garage/workshop that runs along one side of the home. This additional space affords a multitude of possibilities: a dedicated work area for a home-based business, an annex or studio for creative or professional use, or simply additional storage. The potential to adapt these spaces to evolving needs is a defining feature of this home. Externally, the property has off street parking with EV charger and to the rear the garden is fully enclosed and not overlooked. Whether you envision a multi-generational family home, a work-from-home setup with dedicated business space, or a comfortable family residence with room to grow, this property has it all.

## ENTRANCE LOBBY

### LOUNGE

21'5" x 11'4" (6.55 x 3.47)



### DINING ROOM

14'6" x 10'3" (4.42 x 3.13)



### KITCHEN

17'4" x 13'1" (5.29 x 4.01)



### UTILITY

6'0" x 4'4" (1.83 x 1.33)

### W.C.



## THIRD RECEPTION ROOM

13'9" x 9'11" (4.21 x 3.03)



## ACCOMMODATION FIRST FLOOR

### BEDROOM TWO

22'5" x 13'0" (6.85 x 3.98)



## EN SUITE SHOWER ROOM

8'7" x 5'10" (2.63 x 1.79)





### BEDROOM THREE

21'7" x 11'6" (6.58 x 3.53)



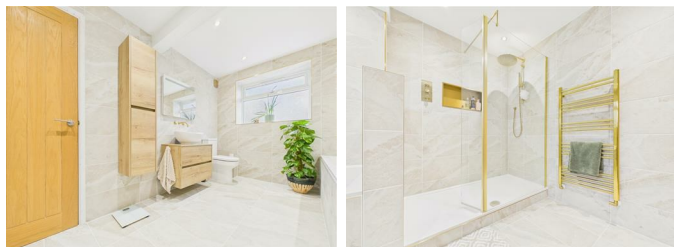
### BEDROOM FOUR

11'10" x 9'11" (3.63 x 3.03)



### FAMILY BATHROOM/ W.C.

8'3" x 11'10" (2.53 x 3.63)



### SECOND FLOOR

#### MASTER SUITE

29'4" x 14'7" (8.95 x 4.47)



### EN SUITE SHOWER ROOM

7'10" x 7'1" (2.41 x 2.16)

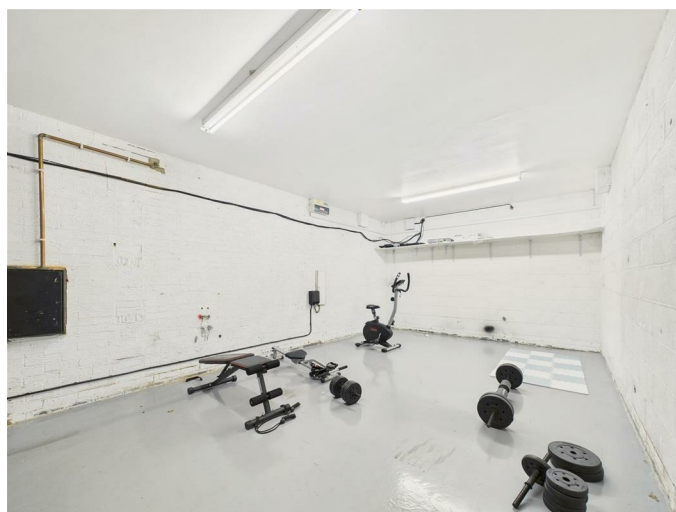


### BEDROOM FIVE

14'7" x 9'3" (4.46 x 2.83)



### GARAGE



## EXTENDED GARAGE / WORKSHOP



## EXTERNAL



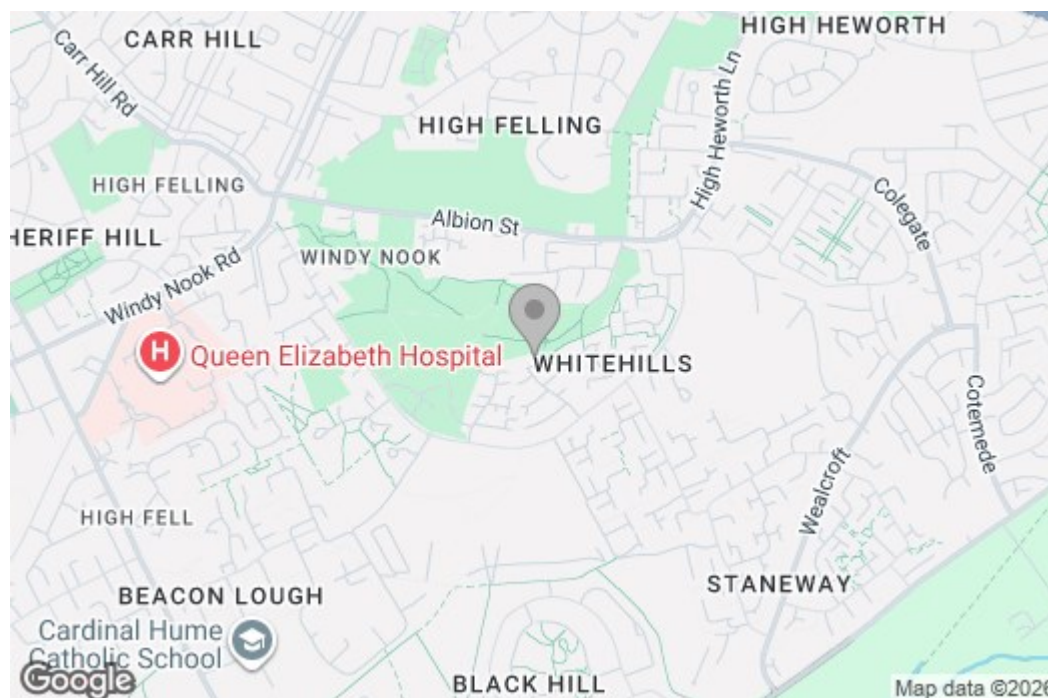
### Property disclaimer

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## 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 a representation or warranty in respect of the property.

### Energy Efficiency Graph

