



**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



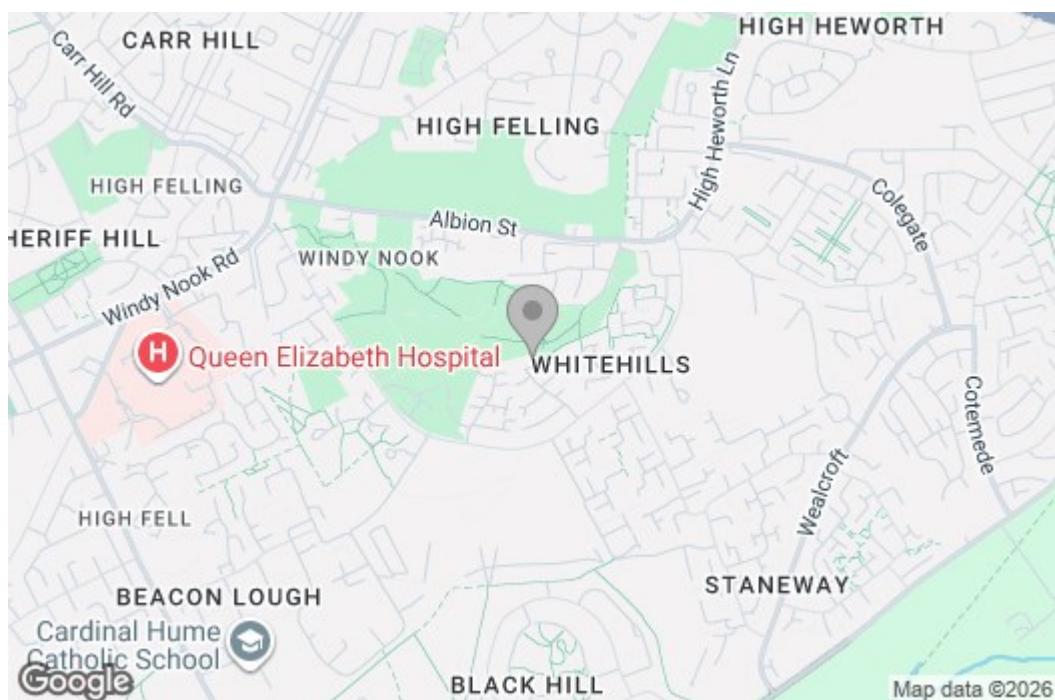
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## Floor Plan



## Area Map



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