



FOR SALE



7 Ashwood Gardens, Low Fell, Gateshead, Tyne & Wear, NE9 6PQ

£420,000

- Contemporary Modern Family Home
- Open Plan Living Space
- Landscaped Rear Garden
- Extended To The Side & Rear
- Kitchen With Central Island & Bi-folding Doors
- Two Stylish Bathrooms
- Ground Floor WC & Utility Space
- Lounge With Feature Bay Window
- Driveway Parking/Garage Storage
- Viewings Highly Recommended

## THE PROPERTY

A contemporary modern extended family home with an open plan kitchen/living space and a landscaped rear garden...

Bell Estate Agents are pleased to welcome to the market this premium family home situated on the ever popular Calderwood Estate. The property has been thoughtfully designed and is an excellent example of modern living. Stepping inside the accommodation briefly comprises of an entrance hall with herringbone style flooring leading into a welcoming lounge with media storage wall. Completing the ground floor layout is a superb open plan kitchen/living space. The kitchen is brand new from 2020 with Silestone worktop, central island and integrated AEG appliances. Bi-folding doors provide in and out living and access to the rear garden. There is also a useful utility room and separate WC accessed from the kitchen. The remaining open plan space offers an additional living area and dining space perfectly suited to entertaining.

Moving upstairs to the first floor the property has four well proportioned bedrooms, three of which are double size rooms. The principal bedroom offers solid wood flooring and a feature bay window overlooking the front aspect. Completing this level are two stylish fully tiled bathroom options, the guest suite of which has a contemporary modern style basin and walk in shower. The property also benefits from a gas central heating system via Baxi combi-boiler installed in 2021.

Externally there is driveway parking, a garage space used for storage with electric roller shutter door and a fantastic low maintenance rear garden with fire pit, seating areas, putting green, hot/cold tap and well stocked borders with mature trees/shrubbery providing an excellent space for enjoying the summer months.

