



## 8 Swallow Tail Drive, Gateshead, NE11 9TG

Offers Over £275,000

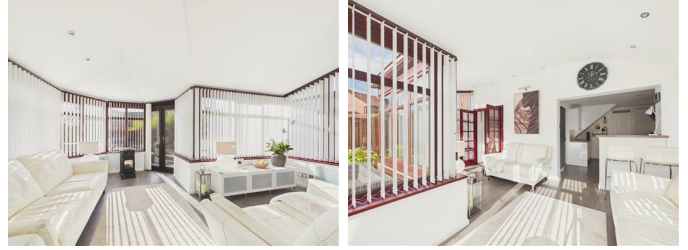
Located in the sought-after Festival Park Estate on Swallow Tail Drive, this immaculate extended detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious entrance hallway that leads to a welcoming lounge, complete with a living flame effect fire, creating a warm and inviting atmosphere. The lounge seamlessly flows into the dining room, which boasts French doors that open into a delightful sunroom, perfect for enjoying the garden views. The well-appointed kitchen features a range style cooker, integrated fridge, and dishwasher, making it a chef's delight with convenient access to the garage. The first floor landing leads to a generously sized bedroom with fitted wardrobes and en-suite shower room, providing a private retreat. Additionally, there are two further bedrooms; with ample room for wardrobes, while the other is currently utilised as a dressing room and home office, offering versatility to suit your lifestyle. The property is complemented by a fabulous landscaped rear garden that is south facing, designed for both relaxation and entertainment. It features various patio areas, an outdoor kitchen complete with a pizza oven and barbecue, as well as outside lighting and seating areas, making it an ideal space for gatherings with family and friends. The cobbled driveway at the front of the house provides ample parking for multiple vehicles. This exceptional home is a rare find and viewing is highly recommended to fully appreciate the quality and charm it has to offer.

## ENTRANCE HALLWAY



## SUN ROOM

17'6" red to 9'10" x 14'0" red to 7'10" (5.34m red to 3.01m x 4.28m red to 2.40m)



## FIRST FLOOR LANDING



## LOUNGE

14'6" x 10'8" (4.44m x 3.27m)



## SHOWER ROOM

8'10" x 5'8" (2.71m x 1.73m)



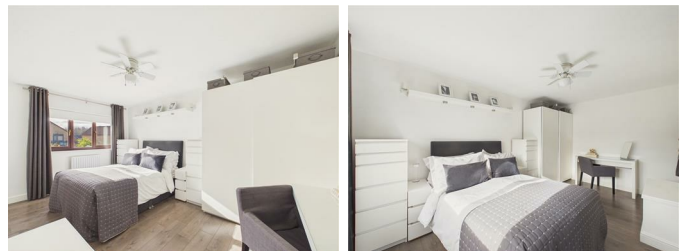
## DINING ROOM

10'9" x 8'9" (3.29m x 2.67m)



## BEDROOM ONE

15'0" x 10'10" (4.59m x 3.32m)



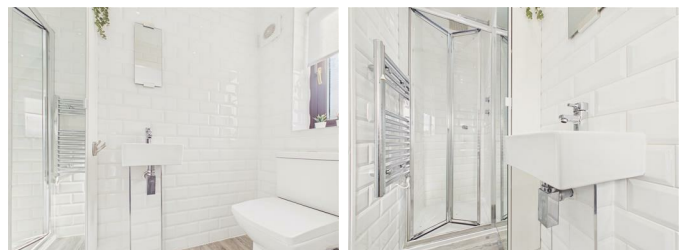
## KITCHEN

12'0" x 8'8" (3.68m x 2.65m)



## EN-SUITE

8'6" x 3'3" (2.61m x 1.00m)



## BEDROOM TWO

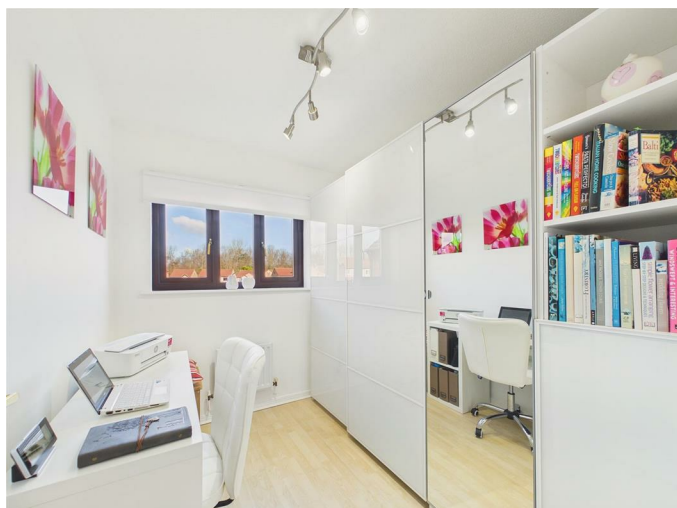
12'9" x 8'5" (3.89m x 2.59m)



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.

## BEDROOM THREE/HOME OFFICE/DRESSING ROOM

8'3" x 7'1" (2.54m x 2.16m)



## EXTERNAL



## GARAGE

9'0" x 8'4" (2.76m x 2.55m)

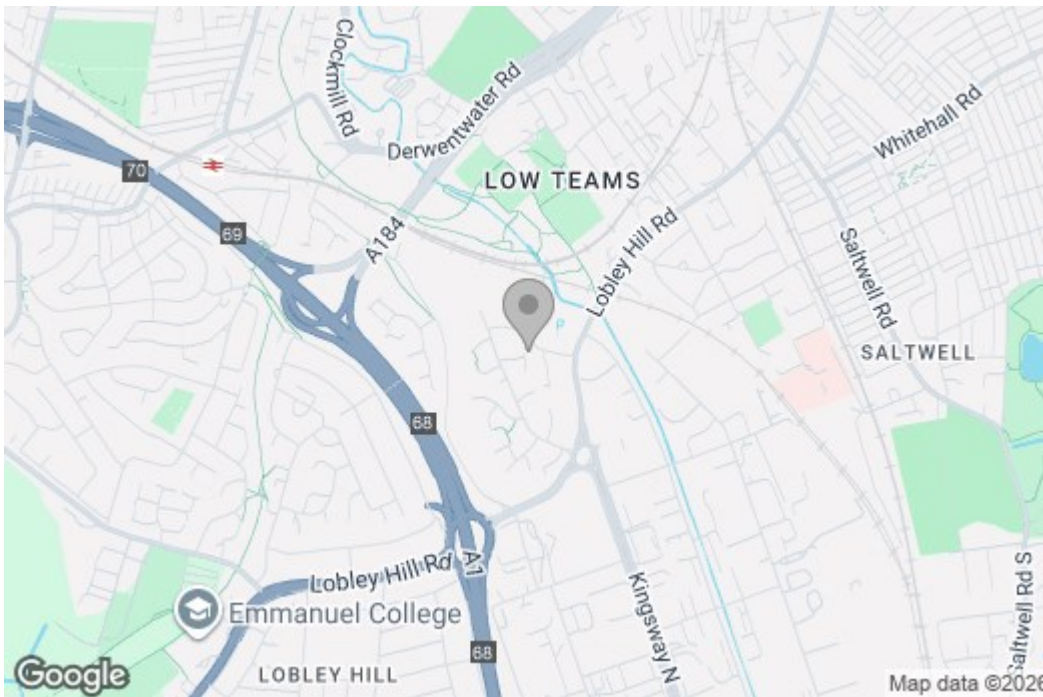
## DRIVEWAY

### Property disclaimer

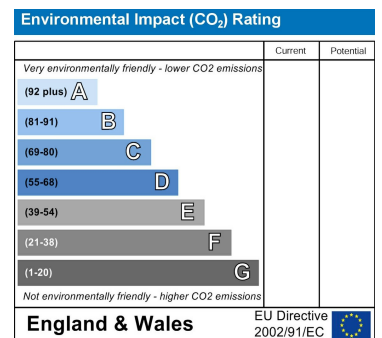
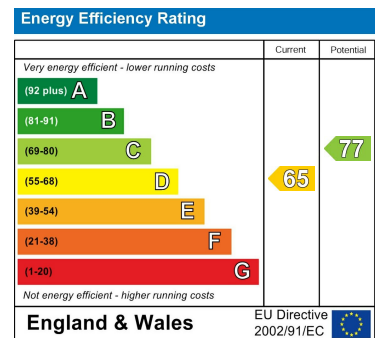
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

# 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.