

## 34 Primrose Hill, Low Fell, NE9 5XP

£380,000

Located in the highly sought-after area of Primrose Hill, this stunning end-terraced house boasts a wealth of original features and offers a unique blend of charm and modern living. With its beautiful stone façade, the property presents an inviting first impression and is set against the backdrop of breathtaking views. Spanning three floors, the versatile accommodation includes two spacious reception rooms, perfect for both relaxation and entertaining. The lounge, which can also serve as a home office, features elegant storage in both alcoves and a lovely bay window that floods the space with natural light. The dining room is a true highlight, complete with a multi-fuel burning stove and an inglenook, while French doors lead out to a delightful decked sun terrace, ideal for al fresco dining. The breakfasting kitchen is fitted with high-quality Alno units and sleek Corian work surfaces, providing a stylish and functional space for culinary pursuits. A convenient rear hallway and porch enhance the practicality of the home. On the first floor, the main bedroom, currently utilised as a sitting room, showcases a feature fireplace and a charming window seat that offers fabulous views. Two additional bedrooms on this level, one with its own feature fireplace, provide ample space for family or guests. A well-appointed bathroom and a separate w/c complete this floor. The second floor reveals a beautiful attic bedroom, which not only offers fantastic views but also includes a built-in sauna, adding a touch of luxury to your living experience. Outside, the property features a terraced garden to the front and a decked sun terrace along with a garden to the rear, perfect for enjoying the outdoors. A garage with an electric roller shutter door adds to the convenience of this exceptional home. With its prime location and impressive features, early viewing is highly recommended to avoid disappointment. This property is a true gem in the heart of Low Fell.

## ENTRANCE VESTIBULE

## ENTRANCE HALLWAY



## LOUNGE

16'7" x 12'3" (5.07m x 3.75m)



## DINING ROOM

14'0" into alcove x 12'11" (4.29m into alcove x 3.95m)



## KITCHEN

20'10" x 9'2" (6.37m x 2.80m)



## REAR HALLWAY



## FIRST FLOOR LANDING



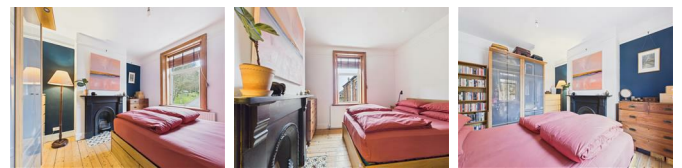
## BEDROOM/SITTING ROOM

15'11" into bay x 15'3" exc alcoves (4.86m into bay x 4.66m exc alcoves)



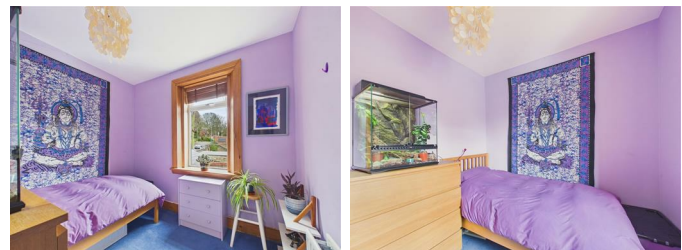
## BEDROOM TWO

12'11" x 11'0" (3.95m x 3.36m)



## BEDROOM THREE

8'8" x 7'10" (2.65m x 2.41m)



## BATHROOM

6'3" x 5'10" (1.93m x 1.78m)



## SEPARATE W/C

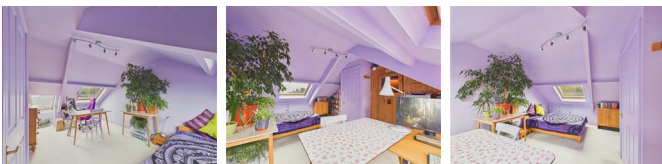


## SECOND FLOOR LANDING

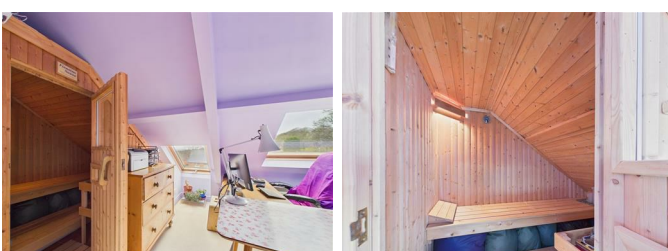


## ATTIC BEDROOM

16'9" x 10'3" (5.13m x 3.14m)



## SAUNA



## EXTERNAL



## GARAGE

16'6" x 9'6" (5.05m x 2.90m)



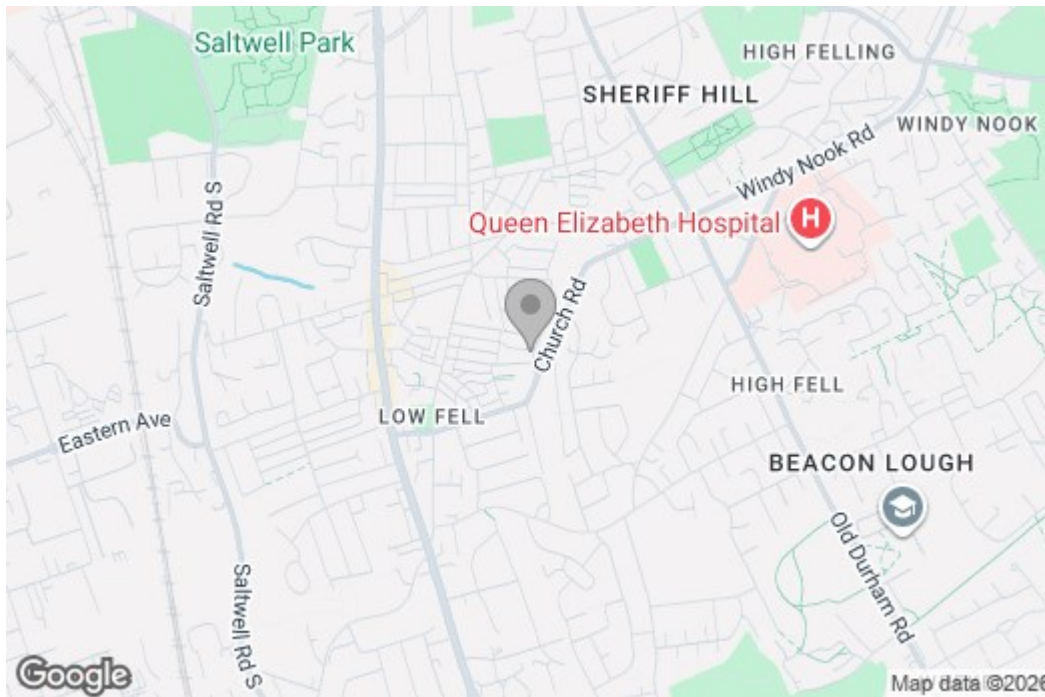
## Property disclaimer

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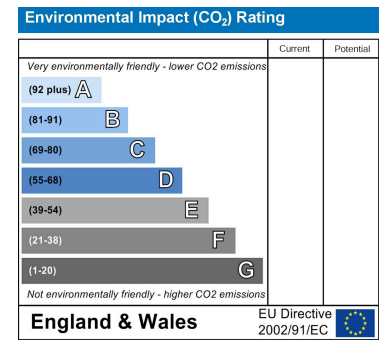
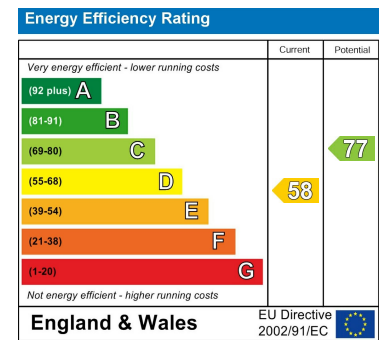
# Floor Plan



# Area Map



# Energy Efficiency Graph



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