



## 18 Frome Gardens, Low Fell, NE9 6UW

Offers Over £309,950

Nestled in the sought after Frome Gardens, Low Fell, this beautifully extended semi-detached house presents an exceptional opportunity for family living. With four spacious bedrooms and two well-appointed bathrooms, this property is designed to cater to modern lifestyles while offering a touch of elegance. As you enter, you are greeted by stunning oak flooring that flows throughout the ground floor. The inviting living room features a delightful fireplace, creating a warm and welcoming atmosphere. This space seamlessly connects to the dining room, which is perfect for entertaining, and opens through French doors into a bright conservatory, ideal for enjoying the garden views. The kitchen is a true highlight, equipped with integrated appliances, including a self-cleaning oven, making it a dream for any home chef. French doors lead directly to the rear garden, allowing for easy access and a lovely flow between indoor and outdoor spaces. On the first floor, the main bedroom boasts fantastic views and includes a private en-suite shower room, providing a peaceful retreat. Three additional good sized bedrooms come with built-in storage, ensuring ample space for all your belongings, while the luxurious family bathroom adds a touch of sophistication. The property also features a low-maintenance front garden, complete with a driveway and garage for convenient parking. The rear garden is a landscaped haven, featuring an Indian sandstone patio and a charming summer house, perfect for relaxation or entertaining guests. This home truly offers a blend of comfort, style, and practicality. Viewing is essential to fully appreciate the quality and stunning views on offer. Don't miss the chance to make this exceptional property your own.

## ENTRANCE PORCH

## ENTRANCE HALLWAY



## KITCHEN

18'6" x 10'7" (5.65m x 3.23m)



## LIVING ROOM

14'1" x 11'5" (4.30m x 3.50m)



## FIRST FLOOR LANDING



## DINING ROOM

11'5" x 8'9" (3.50m x 2.67m)



## MAIN BEDROOM

16'10" x 8'6" (5.15m x 2.61m)



## CONSERVATORY

9'10" x 9'7" (3.00m x 2.94m)



## EN-SUITE

8'2" x 5'1" (2.50m x 1.55m)



## BEDROOM TWO

11'1" x 10'6" (3.40m x 3.21m)



## BEDROOM THREE

11'11" x 8'0" (3.64m x 2.45m)



## BEDROOM FOUR

8'11" x 7'11" (2.73m x 2.42m)



## FAMILY BATHROOM

8'7" x 5'4" (2.63m x 1.64m)



## EXTERNAL



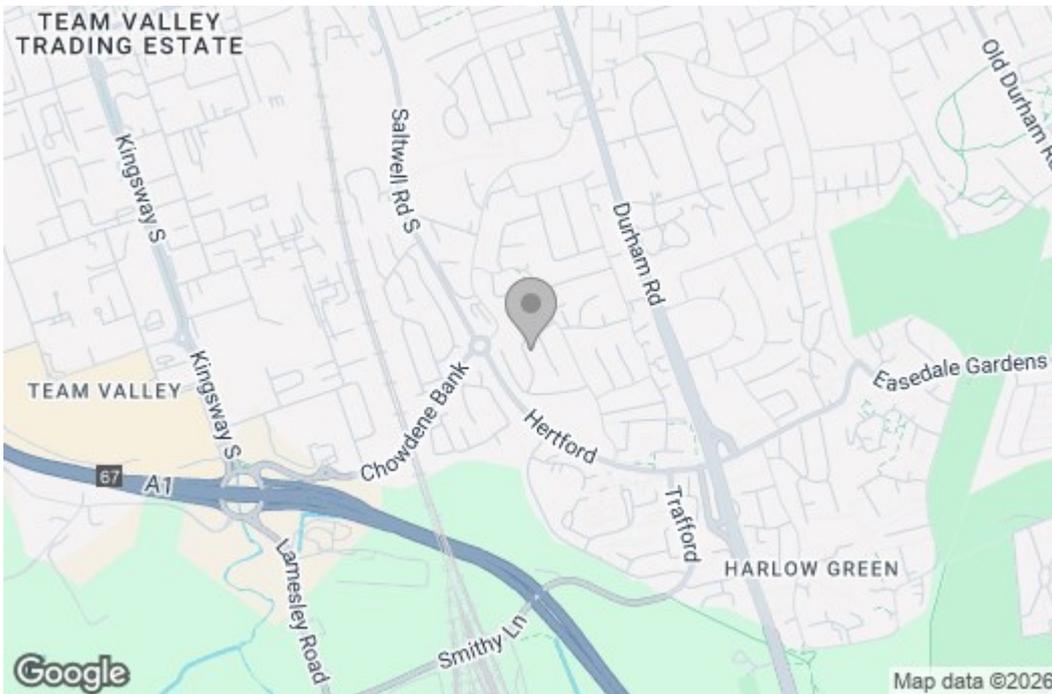
## GARAGE

### Property disclaimer

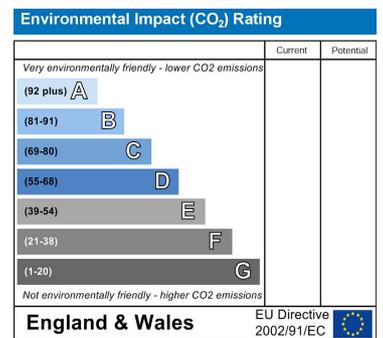
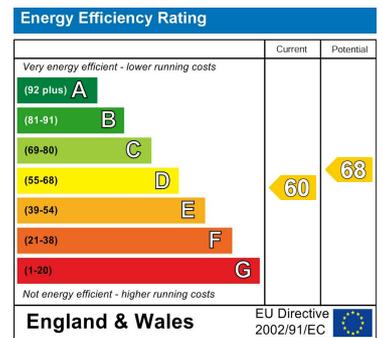
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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