GORDON BROWN
SALES & LETTING









22 Bluebell Close, Gateshead, NE9 6RF

Offers Over £240,000

Located in the sought-after area of Bluebell Close, this immaculately presented detached house is a true gem. Set on a generous corner plot, the property boasts spacious accommodation that is perfect for family living. Upon entering, you are greeted by a welcoming hallway adorned with stylish Amtico flooring, leading to a convenient ground floor w/c. The lounge is a delightful space, featuring a wall-mounted living flame effect fire that adds a touch of warmth and elegance. French doors open onto the rear patio, seamlessly blending indoor and outdoor living, making it an ideal spot for entertaining or simply enjoying the garden views. The dining kitchen is a chef's dream, equipped with granite work surfaces and integrated appliances, including an oven, microwave, dishwasher, and washing machine, along with a handy pantry for additional storage. As you ascend to the first floor, you will find the main bedroom, complete with fitted wardrobes and a luxurious en-suite wet room. Two further well-proportioned bedrooms provide ample space for family or guests, complemented by a stylish family bathroom. The wraparound garden is a true highlight, featuring well-maintained lawns, raised flower borders, and inviting patio areas, perfect for alfresco dining or relaxing in the sun. A driveway and detached garage, equipped with an electric up and over door, offer ample off-street parking, ensuring convenience for you and your guests. This beautiful family home is a must-see, and viewings are highly recommended to fully appreciate its charm and quality. Don't miss the opportunity to make this stunning property your own.

ENTRANCE HALLWAY




GROUND FLOOR W/C



LOUNGE

15'10" x 10'0" (4.84m x 3.07m)

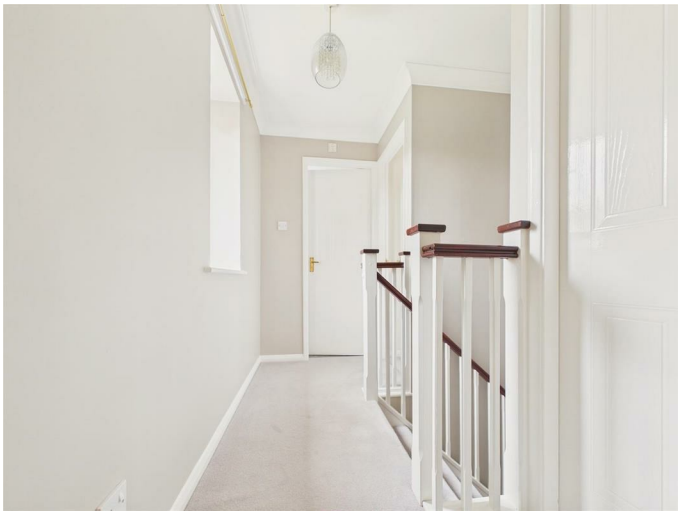



DINING KITCHEN

15'10" x 9'5" extd to 16'3" (4.85m x 2.88m extd to 4.96m)




FIRST FLOOR LANDING



BEDROOM ONE

12'11" x 8'10" (3.96m x 2.70m)



EN-SUITE WET ROOM



BEDROOM TWO
10'0" x 9'0" (3.05m x 2.76m)




BEDROOM THREE
7'3" x 6'5" (2.22m x 1.96m)



FAMILY BATHROOM
6'8" x 6'2" (2.05m x 1.90m)



GARAGE
17'5" x 9'0" (5.31m x 2.75m)




EXTERNAL





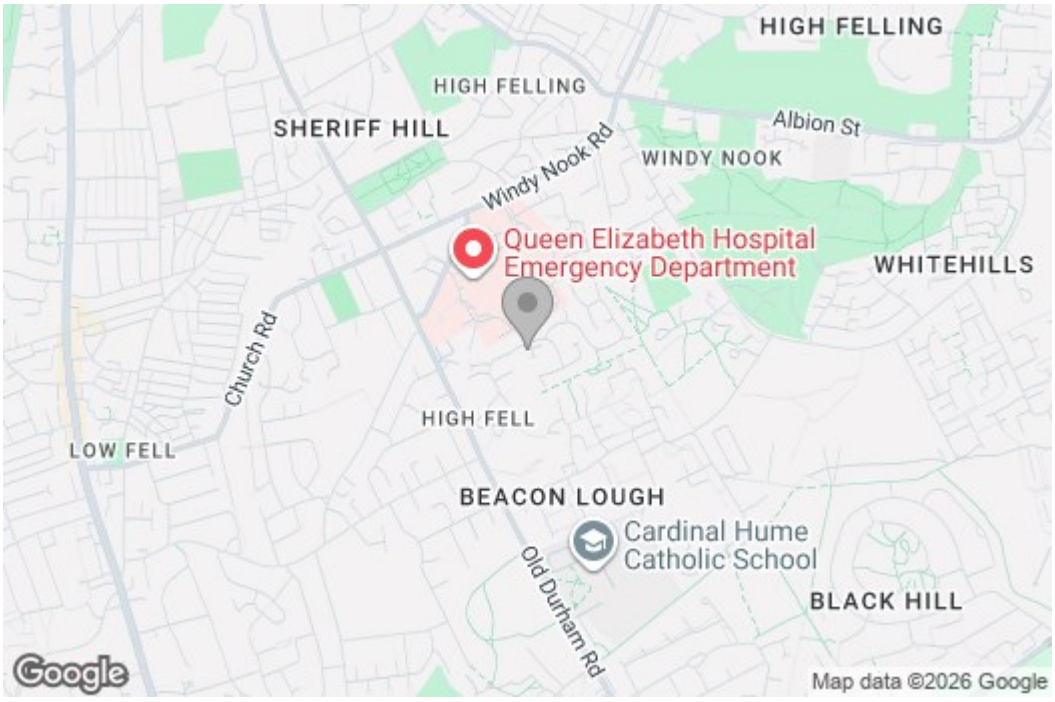

Property disclaimer

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 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.

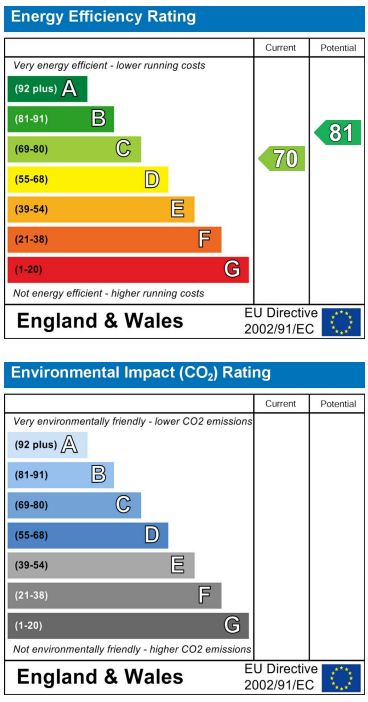
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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