



## 54 Meadow Rise, Gateshead, NE9 6GE

Offers Over £300,000

Nestled in the desirable Meadow Rise, this stunning detached house offers an exceptional living experience for families seeking both space and comfort. The property boasts an impressive layout, featuring two generous reception rooms that provide ample room for relaxation and entertainment. Upon entering, you are greeted by a welcoming hallway that leads to a bright living room, complete with a charming bay window that floods the space with natural light. The heart of the home is undoubtedly the dining kitchen, which is equipped with modern conveniences including an integrated oven, microwave, dishwasher, and fridge/freezer. The central island adds a touch of elegance, while the suspended ceiling with mood lighting creates a warm and inviting atmosphere. French doors open into a versatile garden viewing area, perfect for a home office, and provide seamless access to the beautifully landscaped rear garden. The ground floor also features a practical utility room and a convenient w/c, enhancing the functionality of the home. Ascending to the first floor, you will find a spacious landing leading to the main bedroom, which is adorned with built-in wardrobes and furniture, as well as an en-suite shower room that boasts underfloor heating and mood lighting for a touch of luxury. Three additional bedrooms and a family bathroom complete the upper level, ensuring ample accommodation for all. Outside, the property is complemented by a driveway and part garage, ideal for bike storage and additional belongings. The private rear garden is a true oasis, offering multiple patio areas for outdoor dining and relaxation, along with raised flower beds and outdoor lighting to enhance the ambience. For those seeking a touch of indulgence, a hot tub is available under separate negotiation. This quality family home is a must-see, and viewings are highly recommended to fully appreciate its charm and spaciousness.

## ENTRANCE HALLWAY

### LOUNGE

18'6" x 10'8" (5.65m x 3.26m)



## GROUND FLOOR W/C



## DINING KITCHEN

24'4" x 12'0" (7.44m x 3.67m)



## UTILITY ROOM

8'10" x 8'1" (2.71m x 2.47m)



## GARDEN VIEWING AREA

14'2" x 11'2" (4.34m x 3.41m)



## FIRST FLOOR LANDING

### BEDROOM ONE

12'1" to robes x 9'2" ex hallway (3.70m to robes x 2.81m ex hallway)



## EN-SUITE

19'8" x 5'1" (6.00m x 1.55m)



## BEDROOM FOUR

9'8" x 7'6" (2.95m x 2.30m)



## BEDROOM TWO

11'2" x 9'6" (3.42m x 2.90m)



## FAMILY BATHROOM

6'9" x 6'1" (2.07m x 1.87m)



## BEDROOM THREE

9'4" x 8'11" (2.86m x 2.74m)



## EXTERNAL



## GARAGE STORAGE

8'8" x 7'7" (2.65m x 2.33m)

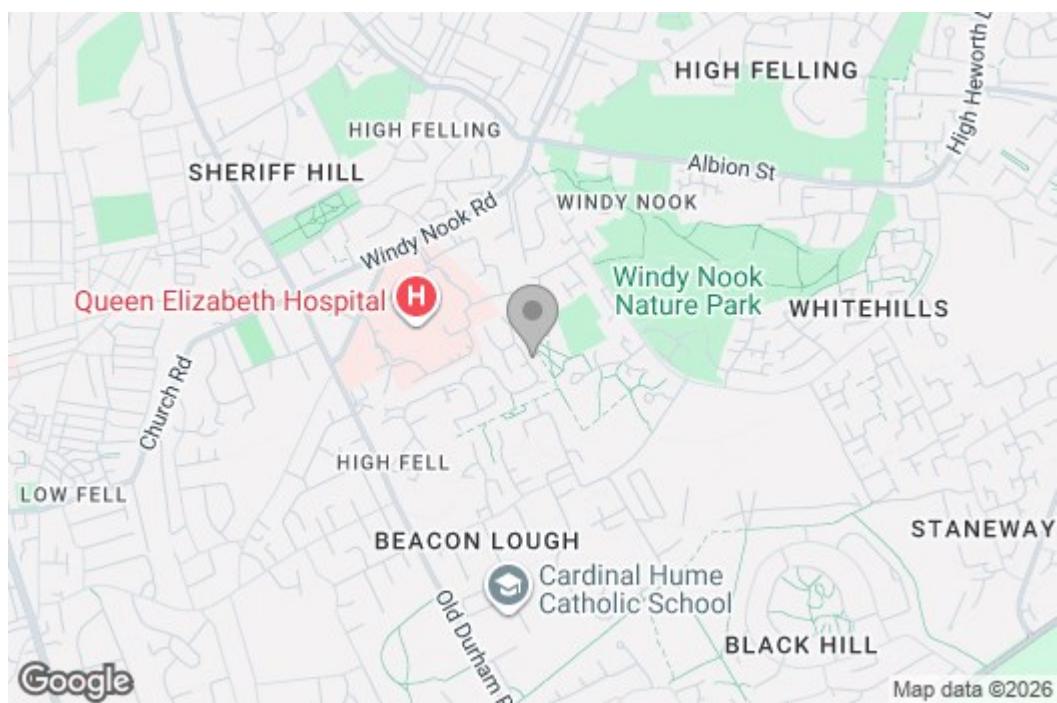
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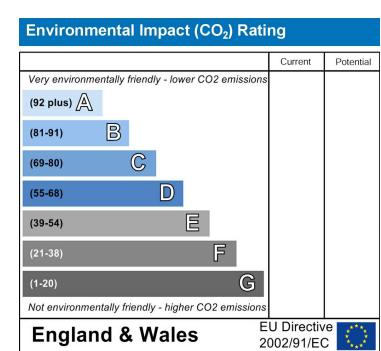
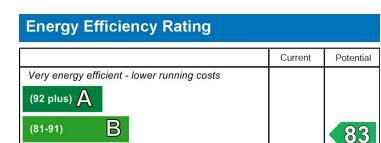
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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