



FOR SALE

4 Balmoral Way, Felling, Gateshead, NE10 9TR

Offers Over £195,000



- Impressive Three Bedroom Detached Family Home
- Extensive Gardens Extending Around The Property
- Spacious Open-Plan Lounge And Dining Room
- Stylishly Presented Throughout With Modern Décor
- Generous Lawned Gardens With Attractive Patio Seating Areas
- Occupying An Exceptional Corner Plot,
- Detached Garage With Private Driveway For Off-Street Parking
- French Doors Opening Directly Onto The Rear Garden
- Three Well-Proportioned Bedrooms Plus Separate Home Office
- Popular Residential Location With Excellent Transport Links

THE PROPERTY

An attractive three-bedroom detached family home occupying an exceptionally generous corner plot, arguably one of the largest on the estate, complete with a detached garage, driveway and extensive gardens.

Situated within the popular Balmoral Way development in Felling, this beautifully presented home offers a wonderful combination of comfortable living accommodation and impressive outdoor space. The property occupies a particularly desirable position, with gardens extending around the house, making it an excellent choice for families and buyers seeking additional outside space.

The welcoming entrance hallway provides access to the kitchen and main living accommodation. The kitchen is fitted with a range of attractive cream wall and base units, contrasting work surfaces, integrated cooking appliances and complementary tiled splashbacks.

The spacious lounge and dining room is a particular highlight, offering a bright and inviting space for everyday family living and entertaining. Tastefully decorated with contemporary flooring, decorative wall panelling and an attractive fireplace, the room comfortably accommodates both lounge and dining furniture. French doors open directly onto the rear patio and gardens, creating a lovely connection between the indoor and outdoor spaces.

To the first floor, the property offers three bedrooms, including two comfortable double rooms and a third bedroom ideally suited to a child's bedroom, nursery or additional dressing room. A separate office provides valuable flexibility for those working from home, whilst the family bathroom completes the accommodation.

Externally, the property really comes into its own. Occupying an outstanding corner plot, the generous gardens offer extensive lawned areas, established planting and attractive patio seating spaces, providing an ideal setting for children, pets and outdoor entertaining.

