



25 Ashtrees Gardens, Gateshead, NE9 5BH

£449,950

This exceptional property is a true gem, boasting a superb location that is rarely found on the market. With its recent refurbishment, including a new roof and central heating within the last 12 years, this home offers modern comfort and peace of mind. Prepare to be enchanted as you step into the immaculately presented entrance porch, leading to a welcoming hallway that sets the tone for the rest of the house. The living room is a cosy haven, featuring a charming log burning stove that adds warmth and character. The dining/kitchen/snug area is a true highlight, with its sleek high gloss units and stunning granite countertops. Equipped with integrated oven, combination microwave, dishwasher, and fridge/freezer, this space is a chef's dream. The exposed brick chimney breast with inglenook and log burning stove adds a touch of rustic charm, while the French doors open onto a delightful rear patio, perfect for outdoor entertaining. On the first floor, you will find two generously sized bedrooms that offer ample space for your personal retreat. Additionally, there is another bedroom, currently utilized as a study, providing versatility to suit your needs. The family bathroom on this floor boasts a luxurious 4-piece suite, creating a spa-like atmosphere for your relaxation. As you ascend to the second floor, you will discover another good-sized bedroom and a convenient shower room, providing privacy and convenience for you and your guests. The property is framed by beautiful gardens, both at the front and rear, offering a picturesque backdrop to your everyday life. A driveway and garage at the front provide convenient parking options. The front of the home also treats you to fabulous views that will captivate your senses.

This remarkable home in Ashtrees Gardens with its superb location, meticulous refurbishment, and exquisite presentation, is truly a rare find. Contact us today to arrange a viewing and prepare to fall in love.

FRONT ENTRANCE PORCH



KITCHEN AREA



FIRST FLOOR LANDING



ENTRANCE HALLWAY



FAMILY BATHROOM

9'4" x 8'2" (2.85m x 2.51m)



MASTER BEDROOM

16'7" x 11'10" (5.06m x 3.63m)



LIVING ROOM

16'2" x 13'2" (4.94m x 4.03m)



BEDROOM THREE

16'1" x 11'10" (4.92m x 3.61m)



DINING KITCHEN/SITTING AREA

29'1" x 16'8" red to 10'0" (8.87m x 5.10m red to 3.06m)



BEDROOM FOUR/HOME OFFICE

8'6" x 7'11" (2.61m x 2.42m)



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.

SECOND FLOOR LANDING

BEDROOM TWO

17'1" x 15'3" (5.21m x 4.66m)



SHOWER ROOM

9'10" x 6'6" (3.00m x 2.00m)



EXTERNAL

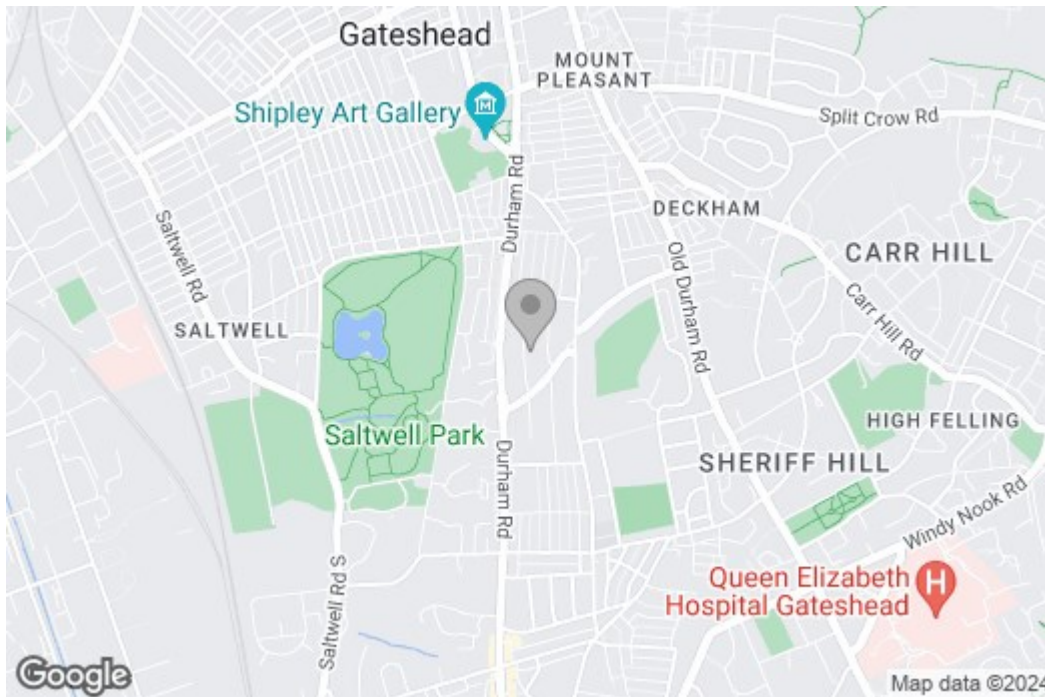


Property disclaimer

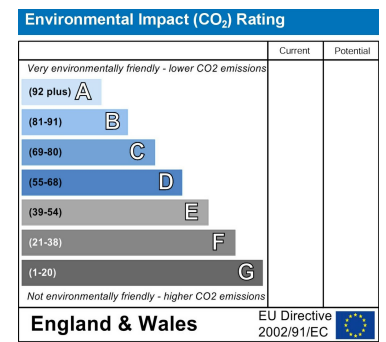
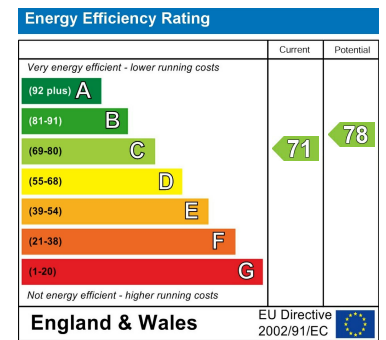
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Floor Plan

Area Map



Energy Efficiency Graph



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