



## 9 Railway Close, Gateshead, NE9 7RG

£320,000

Welcome to Railway Close, a modern family home nestled in the semi-rural village of Springwell Village. This charming property offers a contemporary lifestyle within a tranquil setting, perfect for families seeking a comfortable and stylish residence. Situated on a delightful corner plot, the property boasts beautifully landscaped gardens enveloping three sides, providing a serene outdoor space for relaxation and play. Upon entering, you are greeted by a spacious hallway leading to a convenient ground floor WC, a cozy lounge, and a chic open-plan kitchen with a dining area featuring a striking island. The ground floor also offers a practical laundry/utility room, catering to the needs of a modern family. Ascending to the first floor, a welcoming landing leads to four well-appointed bedrooms, each equipped with fitted wardrobes for ample storage. The master bedroom enjoys the luxury of an en suite shower room/WC, while an additional family bathroom/WC caters to the rest of the household. The property also offers off-road parking via a driveway, as well as a converted garage currently utilised as a home gym, providing flexibility for various lifestyle needs. With double glazing and gas central heating via radiators, this home offers modern comfort and energy efficiency. Railway Close presents a fantastic opportunity for those seeking a family-friendly residence in a peaceful yet accessible location. Viewing is highly recommended to fully appreciate the charm and functionality of this inviting property.

**ENTRANCE HALLWAY**  
18'11" x 6'6" (5.78 x 1.99)



**GROUND FLOOR WC**  
5'8" x 4'5" (1.75 x 1.37)



**LOUNGE**  
12'9" x 14'0" (3.90 x 4.28)



**KITCHEN WITH DINING AREA**  
18'2" x 11'0" (5.54 x 3.36)



**UTILITY ROOM**  
6'10" x 3'10" (2.10 x 1.18)



**FIRST FLOOR LANDING**

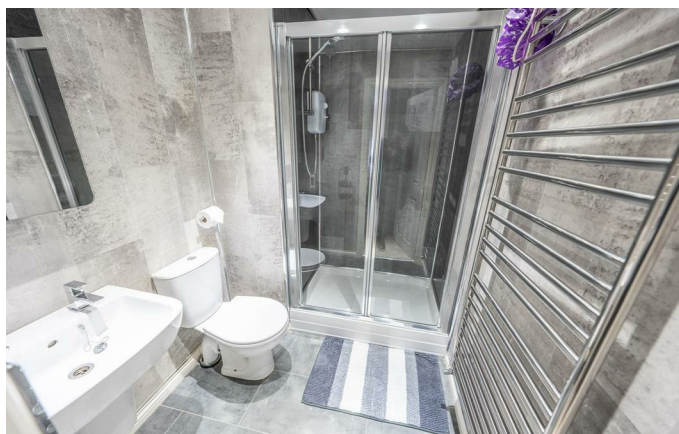


**BEDROOM ONE**  
12'0" x 11'10" (3.68 x 3.62)



### EN SUITE SHOWER ROOM/WC

6'7" x 5'4" (2.03 x 1.65)



### BEDROOM FOUR

7'4" x 9'0" (2.25 x 2.76)



### BEDROOM TWO

10'8" x 11'3" (3.27 x 3.43)



### FAMILY BATHROOM/WC

5'6" x 6'7" (1.68 x 2.03)



### BEDROOM THREE

7'4" x 9'0" (2.25 x 2.76)



### GARAGE / HOME GYM



The garage has been converted into a home gym. With French style doors which opens out into the rear garden. There is also a storage area which is accessed via the original garage door.

## EXTERNAL



## REAR GARDEN



## SIDE GARDEN

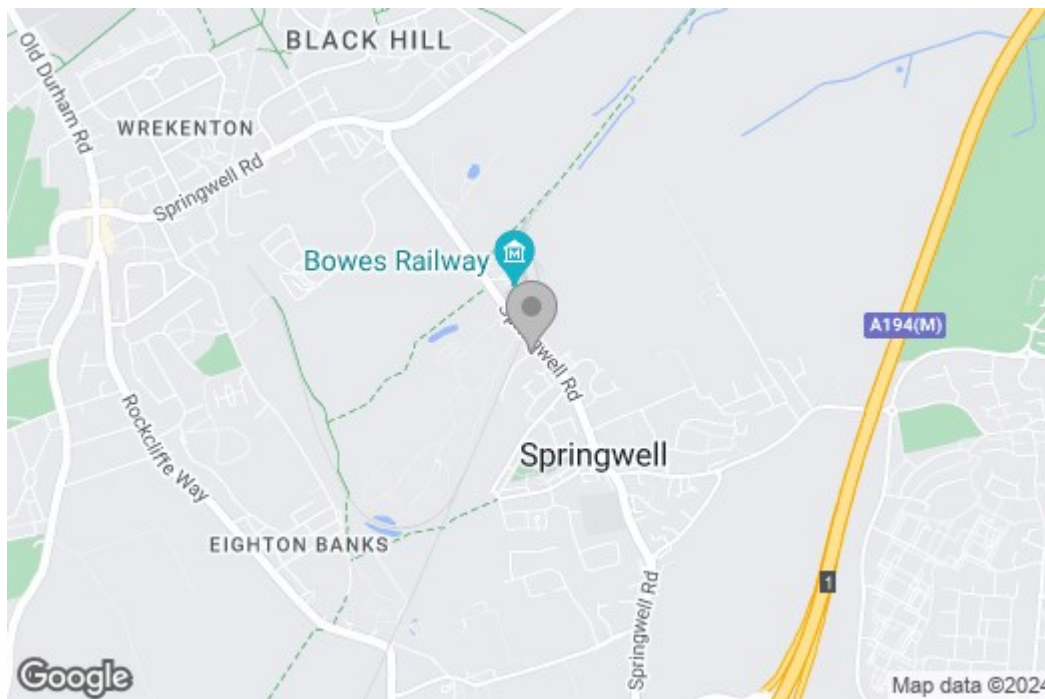


## PARKING

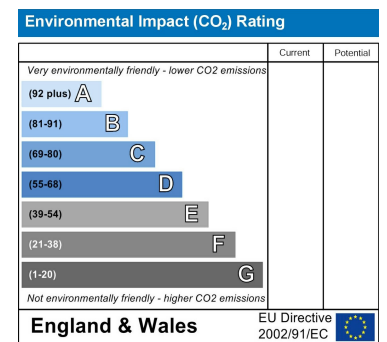
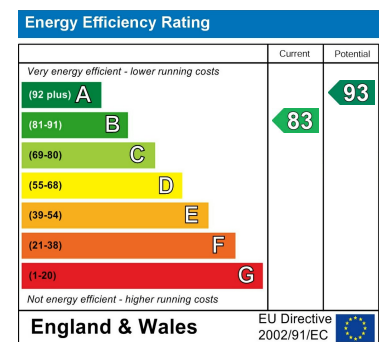


# Floor Plan

## Area Map



## Energy Efficiency Graph



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