



## 2 North Dene Drive, Low Fell, NE9 5EH

### Offers Over £279,950

Set within a highly desirable pocket of Low Fell (NE9 5EH), this stylish three-bedroom home offers a wonderful blend of modern interiors and low-maintenance living. Thoughtfully designed with families and professionals in mind, it provides generous accommodation across two floors together with a private garden, all within easy reach of Low Fell's bustling high street and excellent transport links.

Stepping inside, you are greeted by a welcoming hallway complete with a convenient downstairs WC. The family room/living room is a bright, comfortable space perfect for cosy evenings or entertaining guests, with plenty of natural light enhancing the sense of space. The kitchen is fitted with a modern range of units and enjoys a practical layout that makes everyday living and dining a pleasure.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a sleek and contemporary family bathroom. Each room offers flexibility, whether for family use, guest accommodation, or a home office. To the rear, you'll find a paved garden designed with ease of maintenance in mind. This private outdoor retreat provides the perfect setting for summer dining, relaxing with friends or simply enjoying a low-fuss lifestyle without the upkeep of a traditional lawn.

North Dene Drive is perfectly positioned to take advantage of all that Low Fell has to offer. The area is celebrated for its vibrant high street lined with cafés, restaurants, and independent shops, creating a true community feel. Families will appreciate the highly regarded local schools, while commuters benefit from superb road links via the A1 and excellent public transport connections to Newcastle, Gateshead, and beyond.

This is more than just a house — it's a home ready to step straight into, with the lifestyle and convenience of Low Fell right on your doorstep.

## ENTRANCE VESTIBULE

## ENTRANCE HALLWAY



## GROUND FLOOR W/C

6'5" x 4'8" (1.96m x 1.44m)



## SITTING/FAMILY ROOM

24'0" x 17'3" (7.34m x 5.27m)



## KITCHEN

14'10" x 7'5" (4.53m x 2.28m)



## FIRST FLOOR LANDING



## BEDROOM ONE

10'10" measured to wardrobes x 10'7" (3.32m measured to wardrobes x 3.23m)



## EN-SUITE

6'8" x 6'6" (2.04m x 2.00m)



## BEDROOM TWO

10'10" x 10'0" measured to wardrobes (3.32m x 3.07m measured to wardrobes)



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## BEDROOM THREE

10'10" x 6'2" measured to wardrobes (3.32m x 1.88m measured to wardrobes)



## FAMILY BATHROOM

7'7" x 6'3" (2.32m x 1.93m)

## EXTERNAL



## TWO ALLOCATED PARKING BAYS

### Property disclaimer

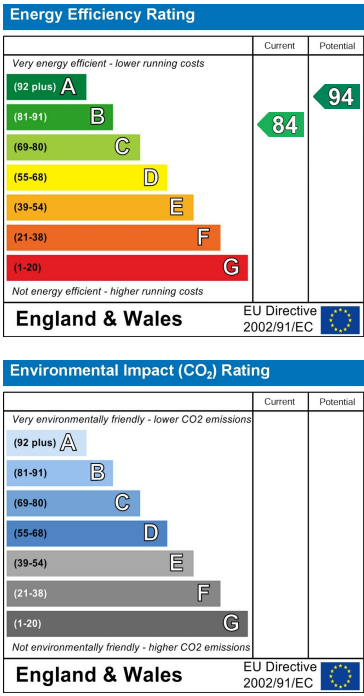
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable,

Floor Plan

Area Map



Energy Efficiency Graph



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