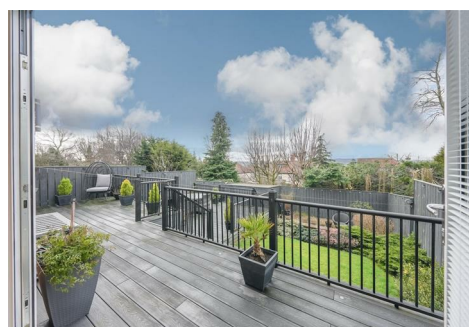


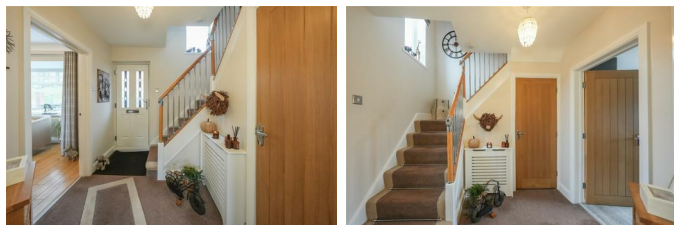


8 Dovedale Gardens, Gateshead, NE9 6NT

£239,950

Located in the sought-after Dovedale Gardens in Gateshead, this stunning semi-detached family home offers an exceptional blend of modern living and comfort. Immaculately presented throughout, this extended property boasts a spacious entrance hallway that welcomes you into a generous 7-metre living room, complete with a charming feature fireplace and bi-folding doors that seamlessly connect to a composite decked sun terrace, perfect for entertaining or enjoying a quiet evening outdoors. The well-appointed kitchen features integrated appliances and flows effortlessly into the dining room, where French doors also lead to the decked terrace, enhancing the indoor-outdoor living experience. For added convenience, the ground floor includes a utility room and a stylish shower room. Ascending to the half landing, you will find a versatile bedroom that can easily serve as a gym or home office, complete with built-in robes. The first floor accommodates three further bedrooms, providing ample space for family or guests, alongside a family bathroom that caters to all your needs. The rear garden, thoughtfully remodelled just four years ago by the current vendor, features a sunken patio and a raised decked sun terrace, all enjoying a delightful west-facing position. This outdoor space is ideal for soaking up the sun or hosting gatherings with family and friends. This property is not just a house; it is a home that offers a perfect balance of style, space, and functionality in a central location. Whether you are looking for a family residence or a place to entertain, this remarkable home on Dovedale Gardens is sure to impress.

ENTRANCE HALLWAY



LIVING ROOM

23'0" x 11'10" (7.02m x 3.63m)



KITCHEN

11'0" x 9'7" (3.37m x 2.93m)



DINING ROOM

12'5" x 9'2" (3.79m x 2.80m)

UTILITY ROOM

11'3" x 3'7" (3.45m x 1.10m)



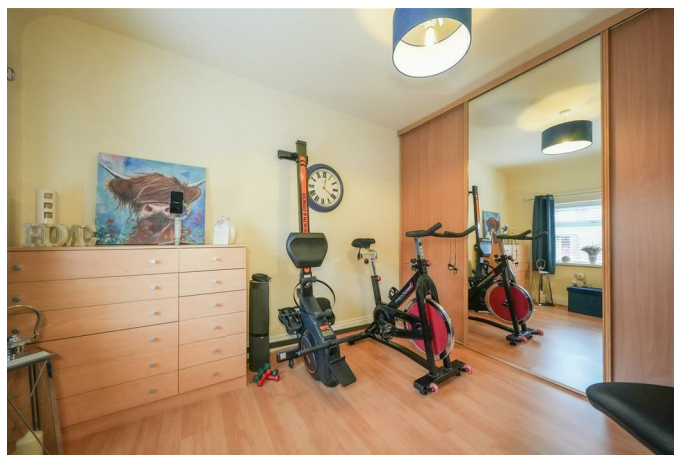
GROUND FLOOR SHOWER ROOM



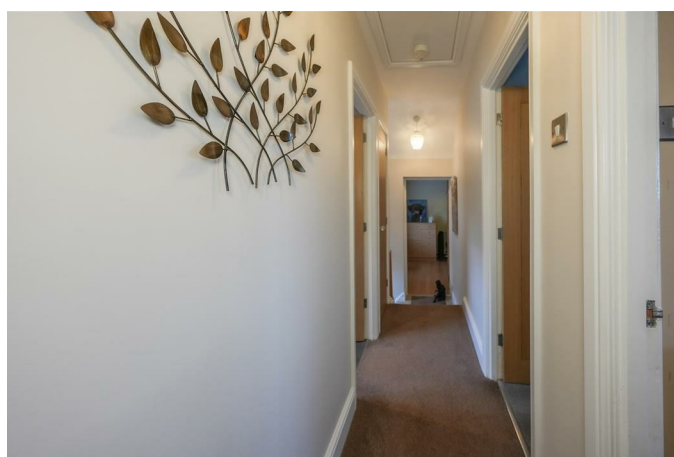
HALF LANDING

BEDROOM FOUR

10'2" x 8'11" to robes (3.12m x 2.72m to robes)



FIRST FLOOR LANDING



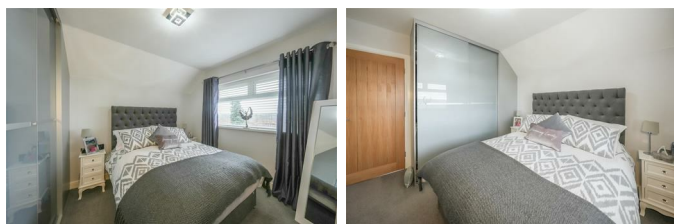
BEDROOM ONE

11'2" to robes x 11'0" (3.41m to robes x 3.37m)



BEDROOM TWO

10'11" x 10'6" (3.35m x 3.22m)



BEDROOM THREE/HOME OFFICE

8'6" x 6'7" (2.61m x 2.01m)



FAMILY BATHROOM

7'10" x 5'4" (2.40m x 1.65m)



EXTERNAL



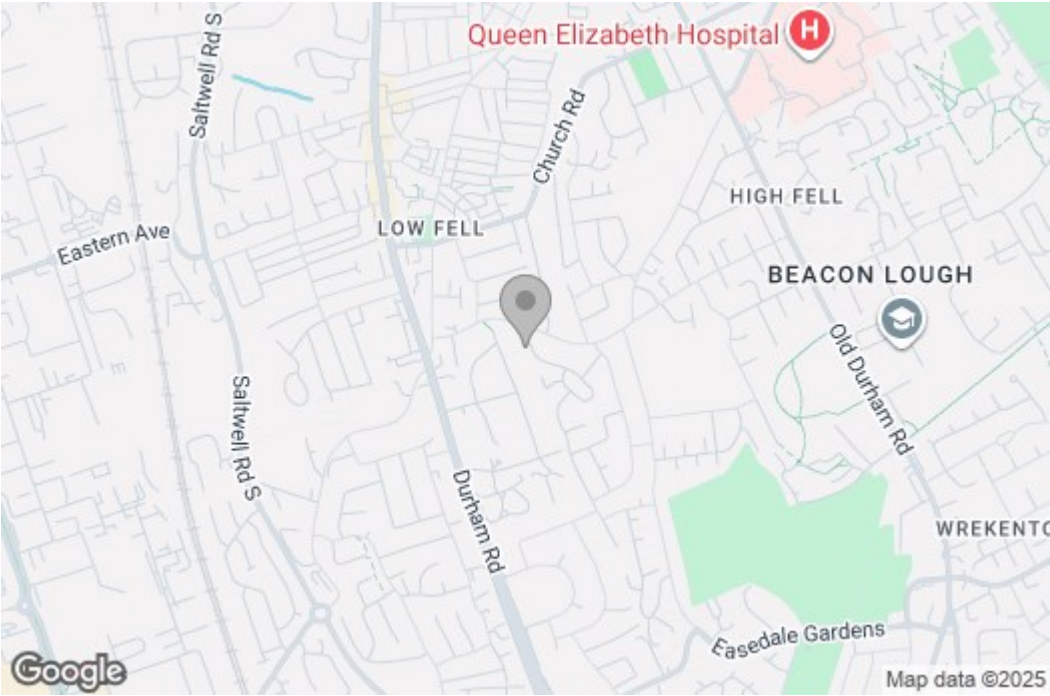
DRIVEWAY

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor 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.

Floor Plan

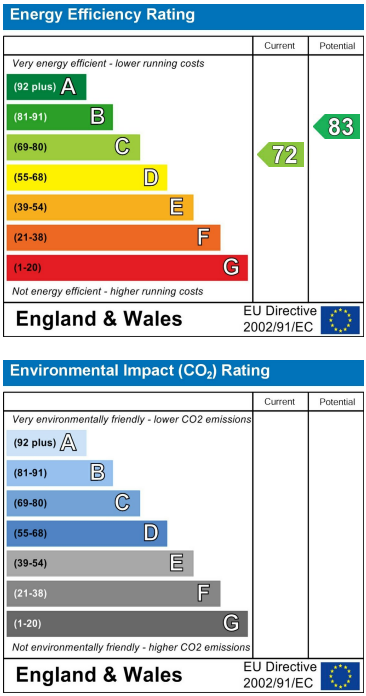
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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