



## 22 Cromer Avenue, Gateshead, NE9 6UJ

Offers Over £350,000

Nestled in the highly sought-after area of Low Fell, this stunning four-bedroom semi-detached house on Cromer Avenue offers a perfect blend of modern living and traditional charm. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious reception hallway. The property boasts two generous reception rooms, including a formal lounge that provides an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the stylish open-plan kitchen diner, which is both contemporary and functional, perfect for family gatherings and culinary adventures. This area is complemented by a utility room and a convenient ground floor W.C., ensuring practicality for everyday living. Additionally, the garage has been thoughtfully converted into a useful boot room, providing ample storage for outdoor gear and shoes. As you ascend the staircase, you will find four well-proportioned bedrooms, each offering a comfortable retreat. The master bedroom features a dressing room, adding a touch of luxury to your daily routine. A family bathroom completes the upper floor, designed to cater to the needs of a busy household. Outside, the property boasts a stunning west-facing garden, ideal for enjoying the afternoon sun. The garden features a raised deck with a glass balustrade, creating a perfect spot for alfresco dining or simply unwinding in a tranquil setting. To the front, a driveway provides convenient off-street parking. This exceptional home in Low Fell is not to be missed, offering a wonderful opportunity for families seeking a blend of comfort, style, and convenience in a desirable location.

## ENTRANCE PORCH



## HALLWAY

### LIVING ROOM

19'11" x 14'0" (6.08m x 4.28m)



### DINING KITCHEN

19'8" into alcoves x 12'0" (6.00m into alcoves x 3.66m)



### UTILITY ROOM

9'3" x 6'7" (2.83m x 2.03m)



## GROUND FLOOR W/C



### BOOT ROOM

15'2" x 6'7" (4.63m x 2.03m)



## FIRST FLOOR LANDING



### MAIN BEDROOM

12'0" x 11'2" (3.66m x 3.42m)



### DRESSING ROOM

8'11" x 6'11" (2.73m x 2.11m)



### BEDROOM TWO

11'0" x 10'9" (3.36m x 3.29m)



### BEDROOM FOUR

8'6" x 6'6" (2.60m x 2.00m)



### BEDROOM THREE

8'2" x 6'3" (2.50m x 1.91m)



### BATHROOM

8'4" x 7'4" (2.56m x 2.24m)



## EXTERNAL

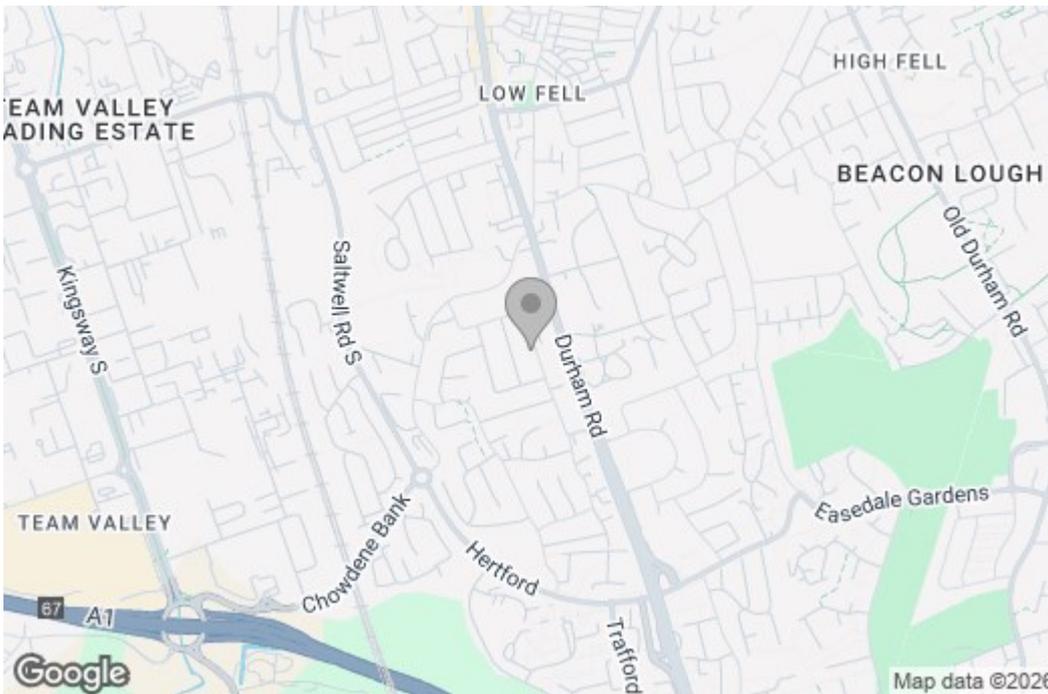


### Property disclaimer

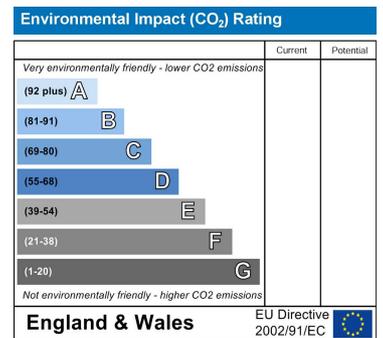
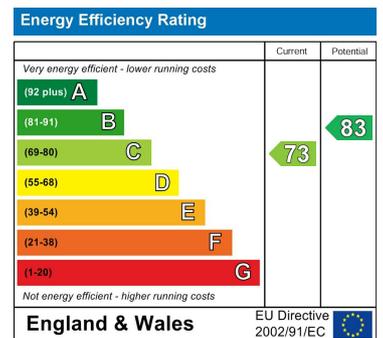
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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