

## 29 William Wailes Walk, Gateshead, NE9 5EW

Offers Over £309,950

Nestled in the heart of Low Fell on William Wailes Walk, this beautifully presented semi-detached house offers a perfect blend of modern living and convenience. With four spacious bedrooms, this property is ideal for families seeking comfort and style. Upon entering, you are greeted by a welcoming hallway that leads to a generous dining kitchen, complete with a snug family area. The kitchen is equipped with integrated appliances, including an eye-level oven, fridge/freezer, washing machine, and dishwasher, making it a delightful space for both cooking and entertaining. The bi-folding doors seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a wonderful flow for gatherings. The ground floor also features a convenient w/c, enhancing the practicality of the home. Ascending to the first floor, you will find a lovely sitting room with a Juliette balcony that presents delightful views, perfect for relaxation, bedroom three, and the family bathroom. The second floor is equally impressive, featuring built-in storage, main bedroom, which boasts a charming Juliette balcony and an en-suite shower room, providing a private retreat, two further bedrooms, one of which is currently utilised as a dressing room offering flexibility to suit your needs. The rear garden has been thoughtfully remodelled within the last two years, showcasing an Astro turf lawn, a paved patio, and a raised decked sun terrace, creating an ideal outdoor space for leisure and entertainment. An oversized garage and car port provide ample parking. This property is ideally situated for local amenities, excellent transport links, and the award-winning Saltwell Park, making it a highly desirable location. Viewings are highly recommended to fully appreciate the quality and charm of this exceptional home.



## ENTRANCE HALLWAY

### DINING KITCHEN/FAMILY ROOM

26'3" x 15'10" red to 8'7" (8.01m x 4.83m red to 2.62m)



## GROUND FLOOR W/C



## FIRST FLOOR LANDING



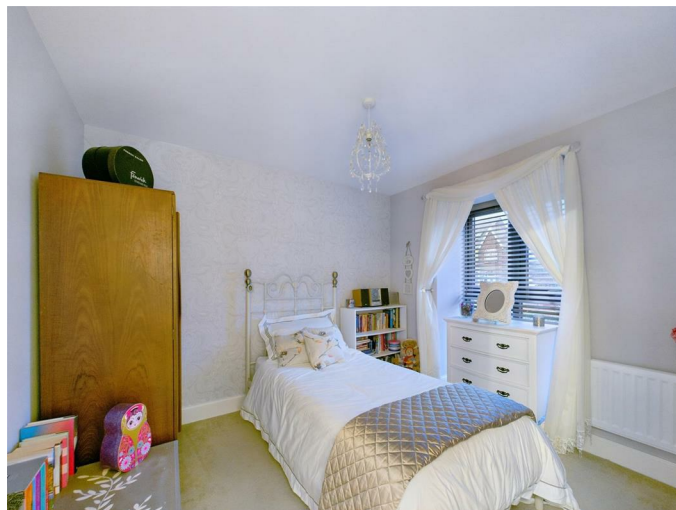
## SITTING ROOM

15'10" x 10'9" (4.83m x 3.30m)



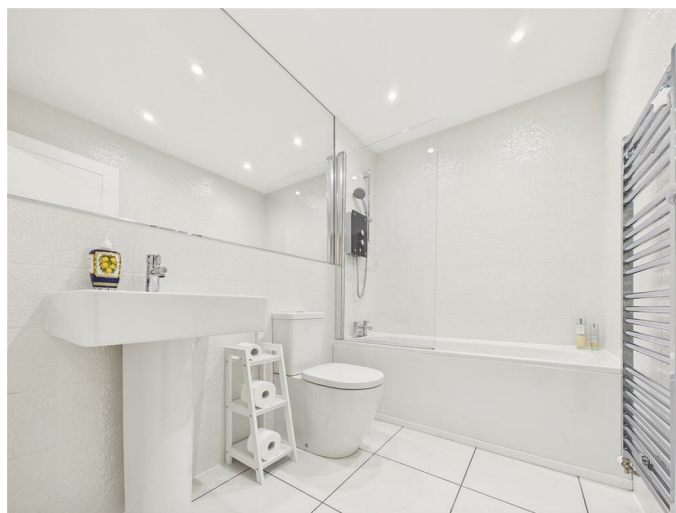
## BEDROOM THREE

10'11" x 8'9" (3.33m x 2.68m)



## FAMILY BATHROOM

7'10" x 5'6" (2.41m x 1.68m)



## SECOND FLOOR LANDING

### BEDROOM ONE

14'8" exc window x 8'6" (4.49m exc window x 2.61m)



### EN-SUITE SHOWER ROOM

7'3" x 6'11" (2.21m x 2.11m)



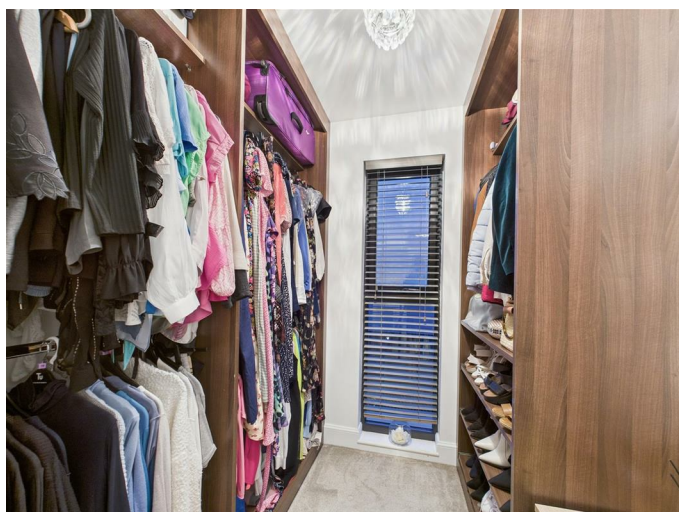
### BEDROOM TWO

11'3" x 8'6" (3.44m x 2.60m)



### BEDROOM FOUR/DRESSING ROOM

7'0" x 6'11" (2.15m x 2.13m)



### EXTERNAL



### Property disclaimer

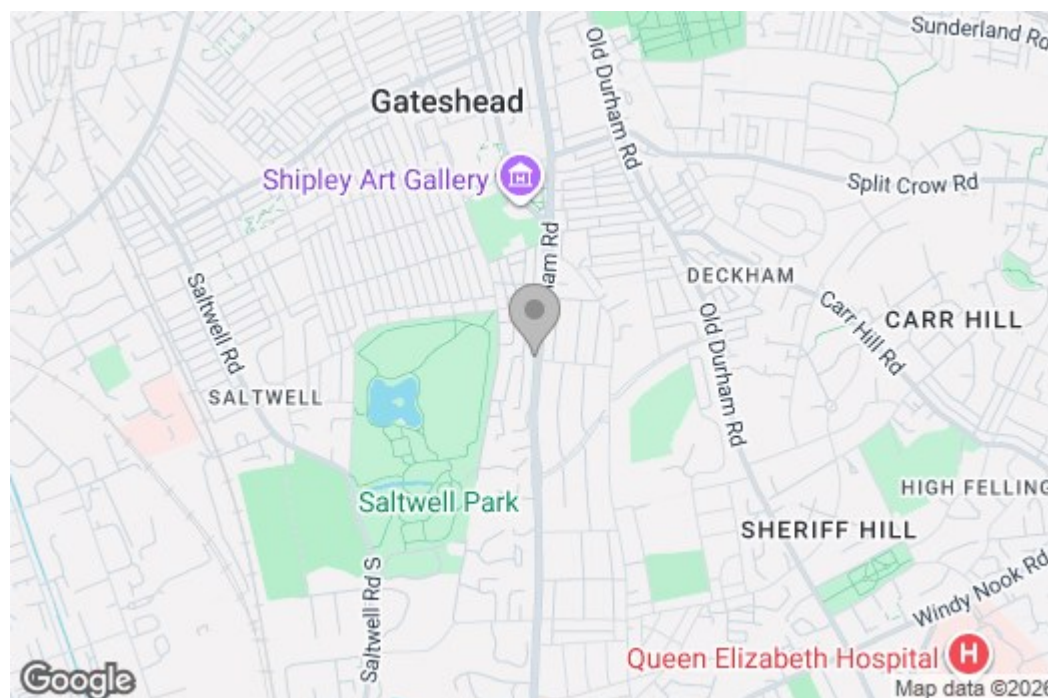
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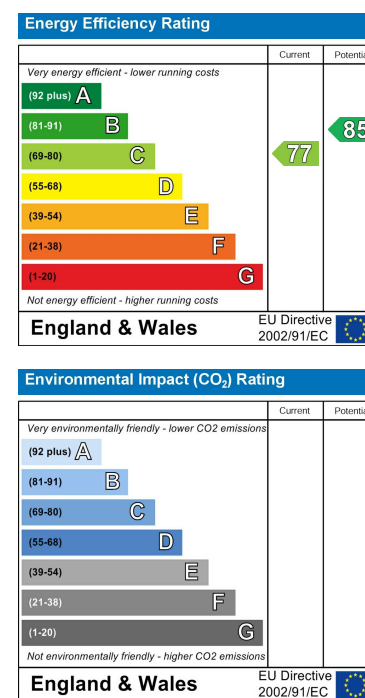
## Floor Plan



### Area Map



### Energy Efficiency Graph



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