GORDON BROWN
SALES & LETTING







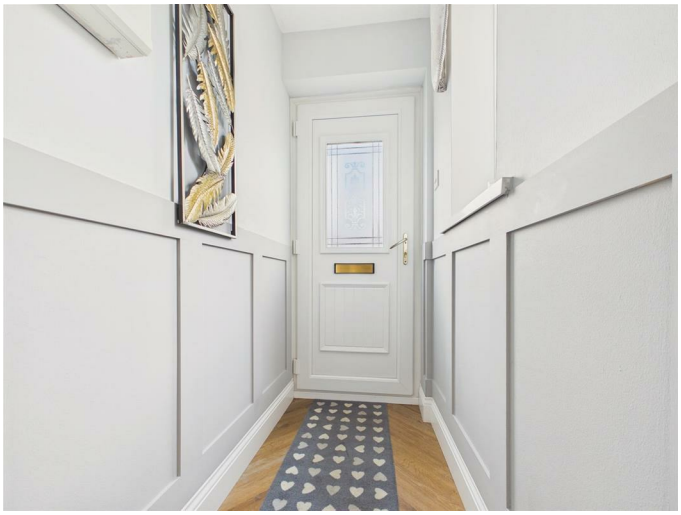


8 Hexham Court, Gateshead, NE11 9PZ

Offers Over £299,950

Nestled in the sought-after area of Hexham Court, this immaculately presented detached house is a true gem for families seeking comfort and style. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three well-appointed bedrooms, including a main bedroom featuring built-in mirrored wardrobes, this home offers ample space for everyone. The ground floor is adorned with elegant LVT flooring, leading you through an inviting entrance hallway into a lounge that showcases a charming feature fire surround. A versatile home office or playroom provides convenient access to the garage storage area, which is equipped with rubber matting and loft storage for all your organisational needs. The dining room flows seamlessly into a modern dining kitchen, complete with granite work surfaces, a range-style cooker, and integrated appliances including a dishwasher and fridge. A practical utility room and a ground floor w/c enhance the functionality of this delightful home. As you ascend to the first floor, you will find a landing with a built-in storage cupboard, main bedroom with built in wardrobes, alongside two additional bedrooms, one of which features fitted wardrobes, all offering pleasant views. The family bathroom is well-appointed with a four-piece suite, ensuring comfort for all. Externally, the property benefits from a driveway that provides ample off-street parking, while the rear garden is designed for low maintenance, featuring a brick-built BBQ and various patio areas, ideal for outdoor gatherings. This lovely family home is a must-see, and viewing is essential to fully appreciate its charm and quality.

ENTRANCE HALLWAY



LOUNGE

14'3" x 11'7" (4.36m x 3.55m)





HOME OFFICE/PLAYROOM

8'9" x 7'10" (2.67m x 2.39m)



GARAGE STORAGE AREA

8'7" x 6'11" (2.63m x 2.11m)



DINING ROOM

11'3" x 10'7" (3.43m x 3.25m)







BREAKFASTING KITCHEN

19'6" x 7'4" extd to 12'7" (5.96m x 2.26m extd to 3.84m)











UTILITY ROOM

6'0" x 4'9" (1.85m x 1.47m)





GROUND FLOOR W/C



FIRST FLOOR LANDING





BEDROOM ONE

14'4" x 9'11" (4.38m x 3.03m)



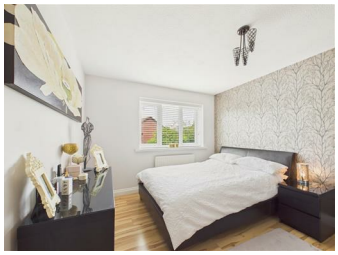




BEDROOM TWO

10'11" x 10'2" (3.35m x 3.10m)





BEDROOM THREE

9'10" x 8'0" (3.00m x 2.45m)





FAMILY BATHROOM

13'3" x 5'8" (4.05m x 1.73m)







EXTERNAL





DRIVEWAY





Property disclaimer

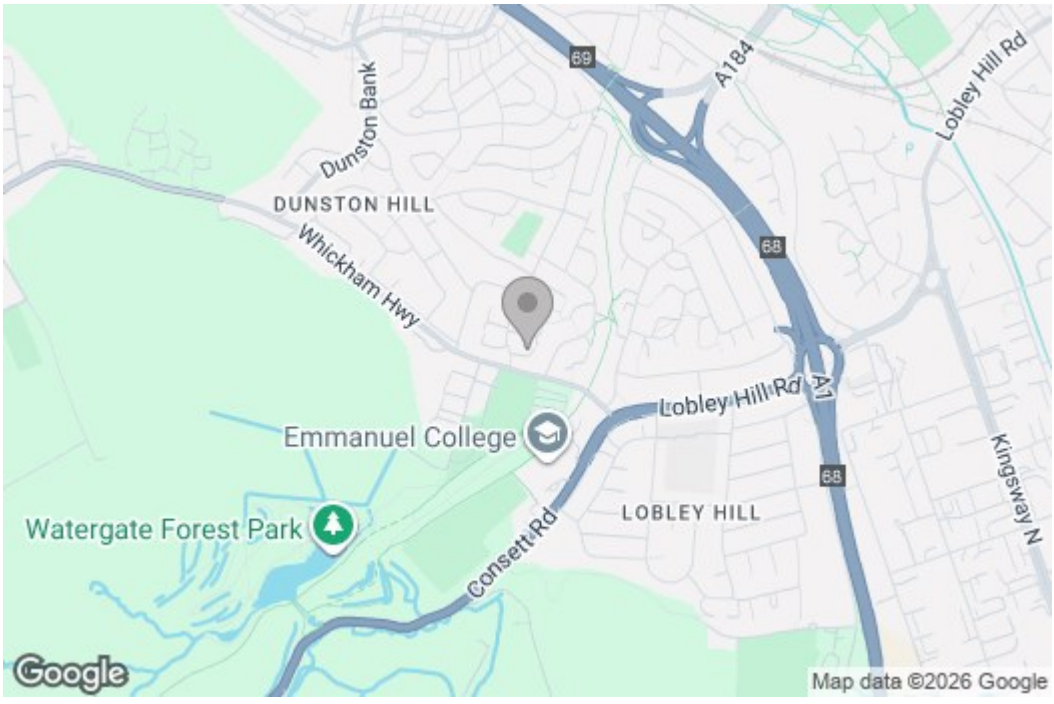
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

AGENTS NOTE

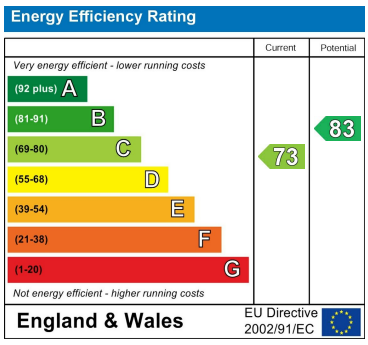
***** The vendor is in the process of buying the freehold so will be in place on completion *****

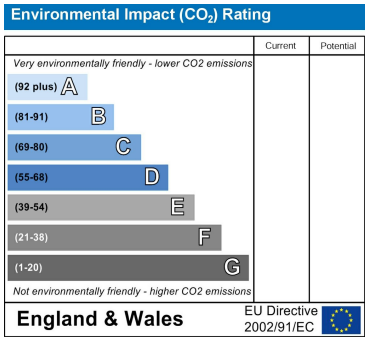
Floor Plan

Area Map



Energy Efficiency Graph





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