



## 2 Beaufront Close, Gateshead, NE10 8BY

Offers Over £250,000

Nestled in the highly sought-after Beaufront Close, this immaculately presented semi-detached house offers a perfect blend of comfort and style. Originally the show home for the estate, this property boasts a larger plot, providing ample space for family living. As you enter, you are greeted by a welcoming hallway featuring built-in storage, leading you into the spacious lounge. This inviting room is enhanced by a living flame effect fire, elegantly framed by a limestone surround, creating a warm and cosy atmosphere. The dining room, perfect for entertaining, features patio doors that open into a delightful conservatory, which also includes a living flame effect fire and offers direct access to the beautifully maintained rear garden. The well-appointed dining kitchen is equipped with an integrated double oven, making it a joy for any home cook. An internal hallway provides convenient access to the garage, adding to the practicality of this lovely home. On the first floor, you will find the main bedroom, along with two additional bedrooms, one of which is currently utilised as a dressing room. Both of these bedrooms come with built-in wardrobes, ensuring ample storage space. The family bathroom completes the upper level, providing a serene space for relaxation. Outside, the property features a driveway to the front and a low-maintenance garden, while the rear garden is a true highlight, boasting various patio areas perfect for outdoor entertaining or simply enjoying the sunshine.

This charming family home is a must-see, and viewing is essential to fully appreciate all it has to offer.

## ENTRANCE HALLWAY

15'8" x 5'10" (4.79m x 1.80m)



## BREAKFASTING KITCHEN

13'3" x 10'9" (4.05m x 3.28m)



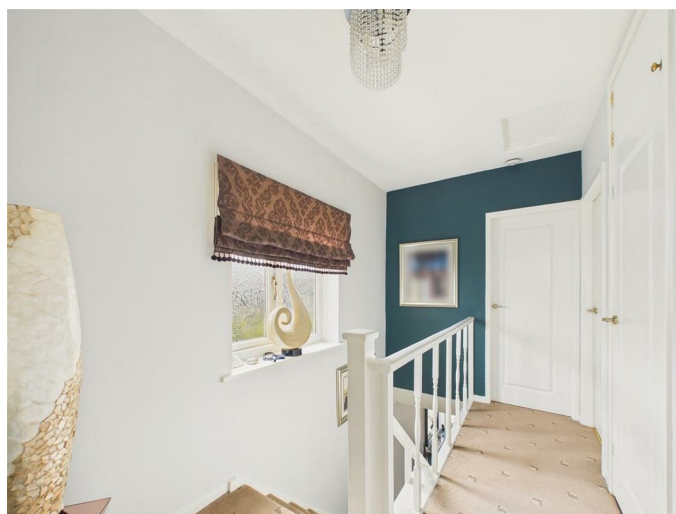
## REAR HALLWAY

9'4" x 3'11" (2.85m x 1.2m)

## GARAGE

17'10" x 8'8" (5.44m x 2.66m)

## FIRST FLOOR LANDING



## LOUNGE

15'7" x 11'7" (4.76m x 3.55m)



## DINING ROOM

10'8" x 9'10" (3.26m x 3.00m)



## CONSERVATORY

14'5" x 9'10" (4.40m x 3.00m)



## BEDROOM ONE

12'7" x 11'2" (3.86m x 3.41m)



## BEDROOM TWO

11'2" x 10'9" to robes (3.41m x 3.28m to robes)



### BEDROOM THREE/DRESSING ROOM

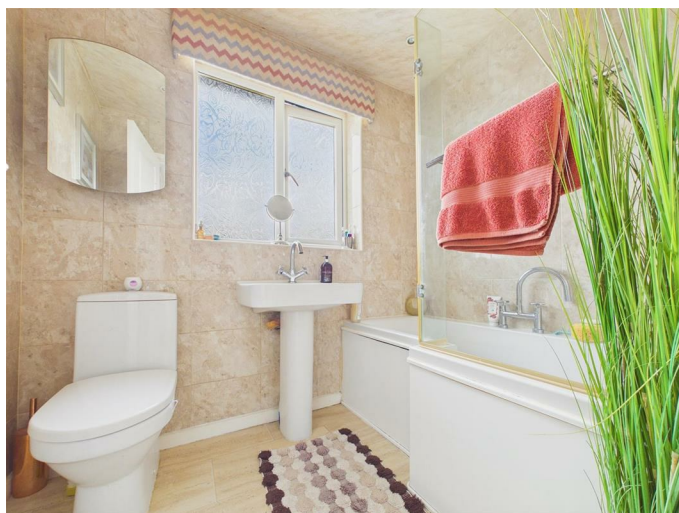
9'6" x 4'7" (2.90m x 1.40m)



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.

### BATHROOM

7'4" x 5'11" (2.24m x 1.82m)



### EXTERNAL



### DRIVEWAY

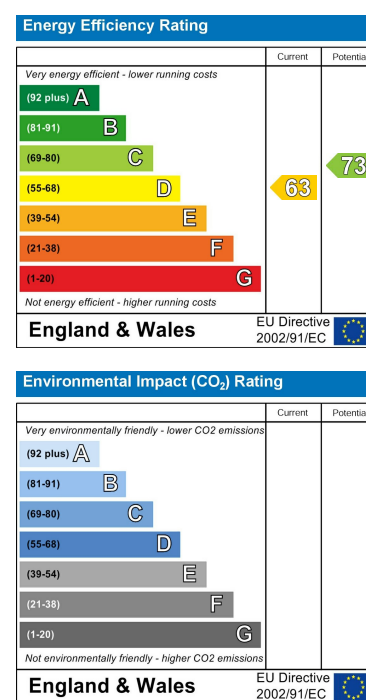
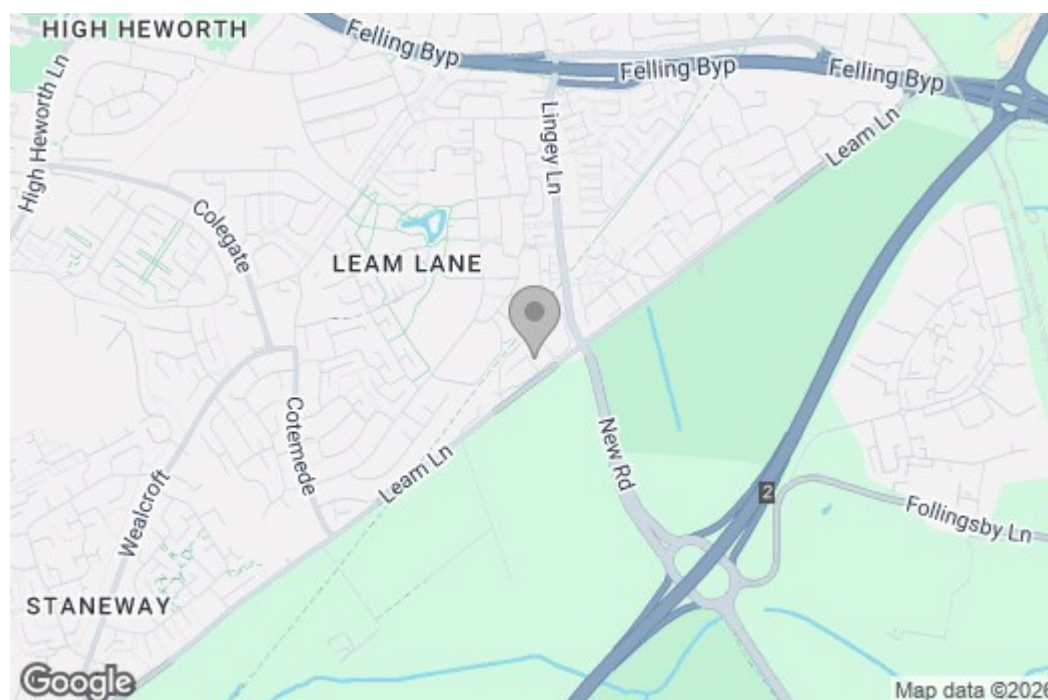
#### Property disclaimer

**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

## 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 a representation or warranty in respect of the property.