

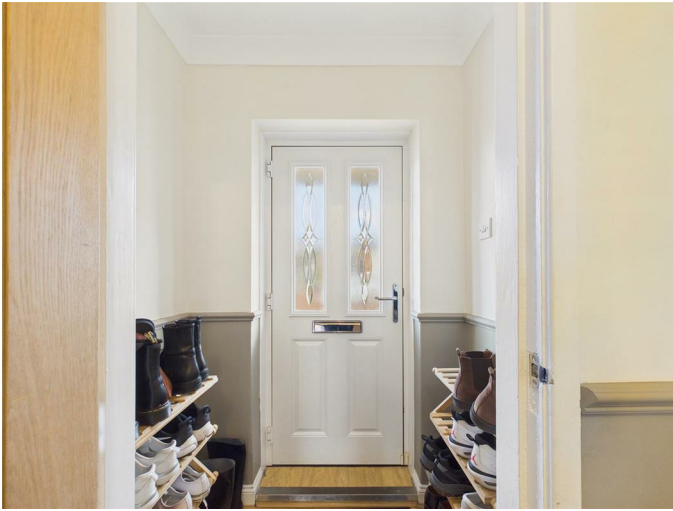


## 22 Flexbury Gardens, Low fell, NE9 7TH

Offers Over £335,000

Located within this desirable area of Low Fell, this absolutely stunning detached bungalow offers a perfect blend of modern living and comfort. With four spacious bedrooms and three well-appointed bathrooms, this property is ideal for families or those seeking ample space. Upon entering, you are greeted by a welcoming entrance hallway featuring built-in storage. The accommodation flows seamlessly, with a generous lounge that boasts a contemporary media wall and a wall-mounted fire, creating a warm and inviting atmosphere. The lounge opens into a stylish dining room, perfect for entertaining guests. The recently re-fitted kitchen is a chef's dream, showcasing high-quality quartz work surfaces, a self-cleaning double oven, and a Bosch smart dishwasher, all complemented by elegant LVT flooring. French doors lead you into a delightful conservatory, providing a tranquil space to relax. The first floor landing reveals an impressive bedroom complete with its own snug area, while the main bedroom features fitted wardrobes and an en-suite shower room for added convenience. The family bathroom is a luxurious retreat, equipped with a spa bath for those moments of relaxation. Outside, the property boasts a double driveway and a well-maintained lawn to the front, along with a garage area for storage. The landscaped rear garden is a true highlight, featuring a charming pergola and a raised decked sun terrace, perfect for enjoying the South West aspect. Recent upgrades include a new flat roof and a new roof on the rear dormer, along with enhanced insulation in the loft, which is fully boarded for additional storage. This exceptional bungalow is a must-see, offering a perfect sanctuary in a sought-after location. Viewings are highly recommended to fully appreciate the beauty and quality of this stunning home.

## ENTRANCE PORCH



## ENTRANCE HALLWAY

15'4" x 6'3" (4.69m x 1.92m)



## BEDROOM FOUR

10'6" x 7'9" to robes (3.22m x 2.37m to robes)



## BEDROOM BEDROOM THREE

12'3" x 9'6" (3.75m x 2.91)



## EN-SUITE



## LOUNGE/ DINING ROOM

16'9" x 12'11" (5.11m x 3.94m)



## KITCHEN

15'7" x 7'1" (4.75m x 2.18m)



## SUN ROOM

10'11" x 8'7" (3.35m x 2.64m)

## UTILITY ROOM

7'8" x 7'6" (2.34m x 2.29m)



## STORAGE ROOM

8'0" x 7'4" (2.44m x 2.24m)

## FIRST FLOOR LANDING



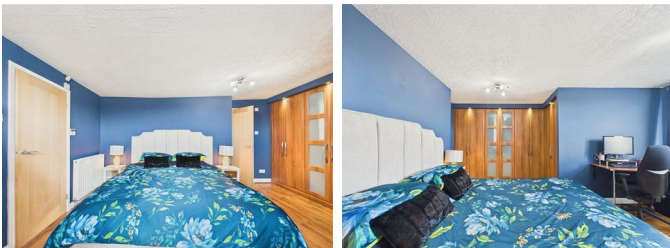
## BEDROOM TWO WITH SNUG

19'9" x 9'6" red to 7'8" (6.03m x 2.92m red to 2.35m)



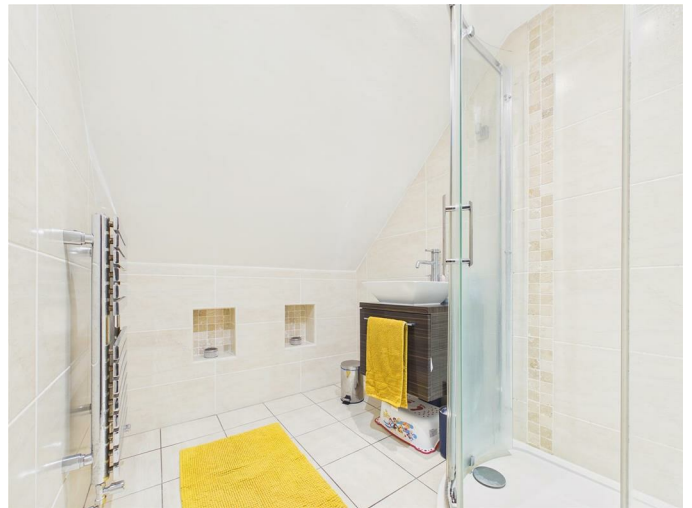
## BEDROOM ONE

14'5" x 13'8" (4.41m x 4.17m)



## EN-SUITE

7'3" x 5'6" (2.23m x 1.69m)



## FAMILY BATHROOM

9'2" x 6'7" (2.81m x 2.02m)



## EXTERNAL



## Property disclaimer

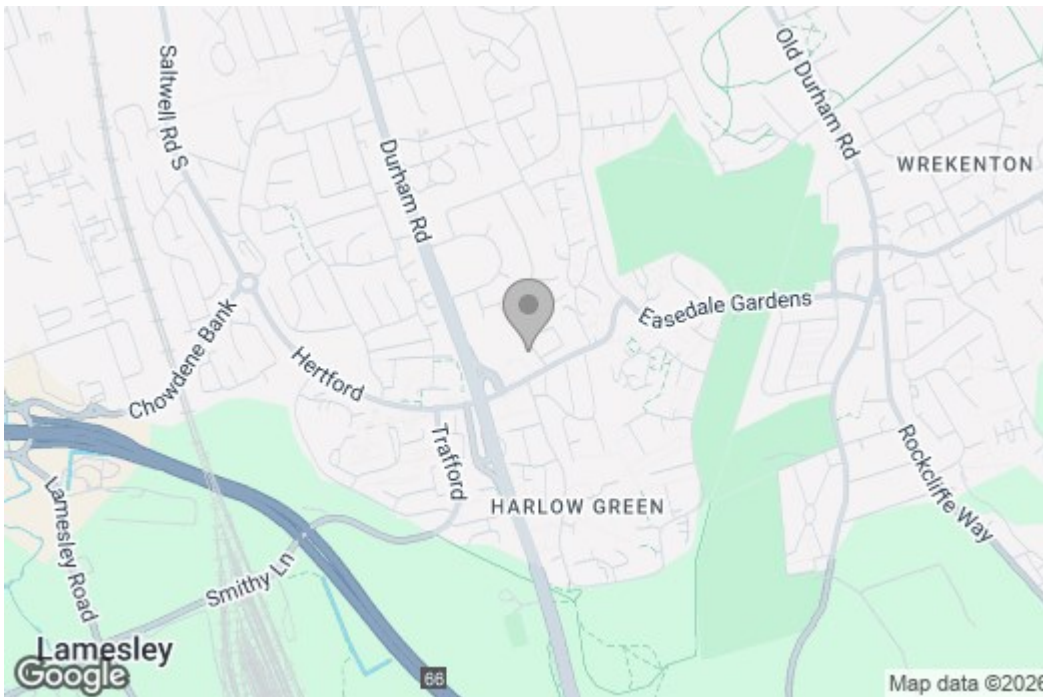
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plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

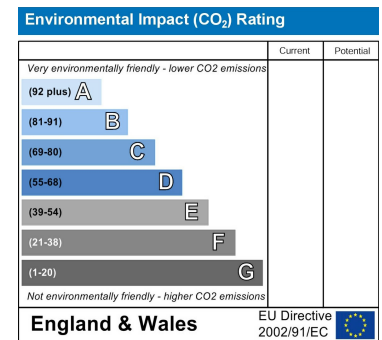
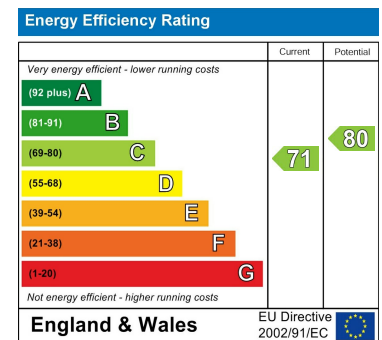
# Floor Plan



# Area Map



# Energy Efficiency Graph



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