



22 Hollydene, Gateshead, NE11 0NR

Offers Over £375,000

Welcome to The Chimneys, Hollydene, Kibblesworth, this exceptional four-bedroom extended detached home stands out as one of the finest properties in the locality. Upon entering, you are greeted by a welcoming reception hallway that sets the tone for the rest of the house. The cosy lounge features a delightful bay window, and boasts a striking feature fire with a log burner, perfect for cosy evenings. Convenience is key, with an elegant WC located just off the hallway. As you continue through the home, you will discover a stylish two-tone shaker fitted kitchen, complete with modern appliances and solid worktops. Adjacent to the kitchen is a well-appointed utility room, which mirrors the kitchen's design and includes a Belfast sink, providing practicality and easy access to the garden and garage. At the rear of the property, an extended family and dining room awaits, offering a versatile space ideal for entertaining or enjoying family meals with yet another log burner installed and Bi Fold doors that open out to the garden. To the first floor there are four spacious bedrooms all featuring fitted wardrobes. The main bedroom also features a stylish bathroom/wc. A stylish shower room with double shower enclosure finishes the first floor accommodation. Externally the home has a garden to the front with artificial grass and a double driveway and garage provide off street parking. But the true standout feature of this home is the rear garden with its uninterrupted views and its many outdoor seating and dining areas, artificial grass for low maintenance and a stunning water feature, perfect for entertaining. This home not only provides ample accommodation with its four bedrooms and two bathrooms but also combines modern living with elegant design, making it a perfect choice for families seeking comfort and style in a desirable location. Don't miss the opportunity to make this remarkable property your new home.

RECEPTION HALLWAY



LOUNGE



GROUND FLOOR W.C.



KITCHEN



UTILITY



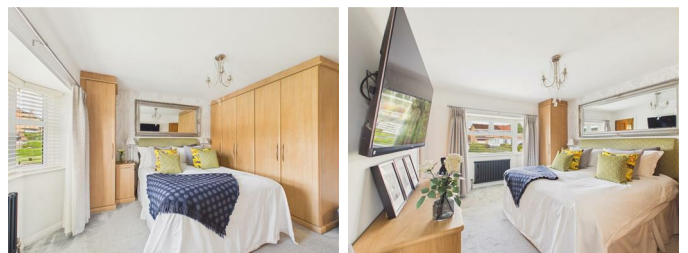
FAMILY/ DINING ROOM



ACCOMMODATION FIRST FLOOR



BEDROOM ONE



EN SUITE BATHROOM/WC



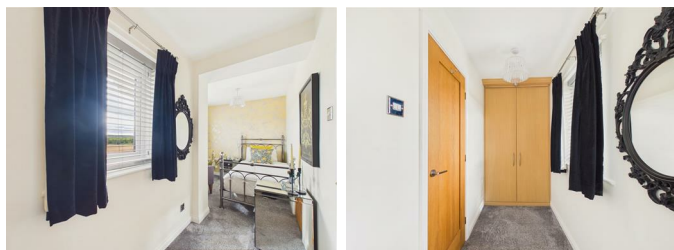
BEDROOM TWO



BEDROOM THREE



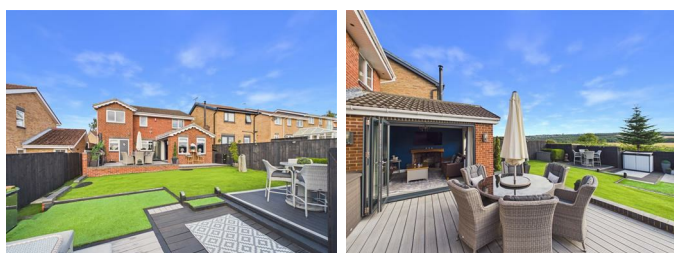
BEDROOM FOUR



SHOWER ROOM/WC



EXTERNAL



GARAGE

FRONT GARDEN



REAR GARDEN



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.

Floor Plan



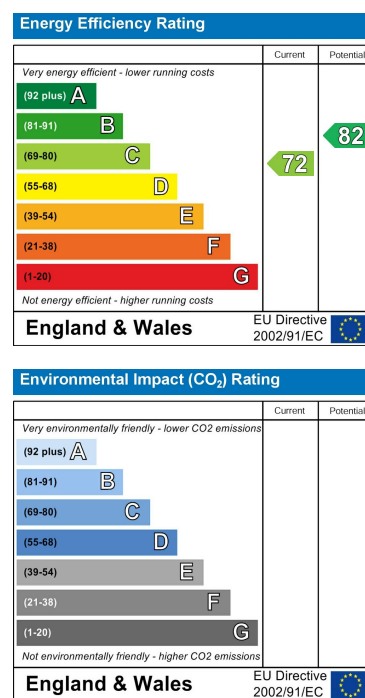
Area Map



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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk