



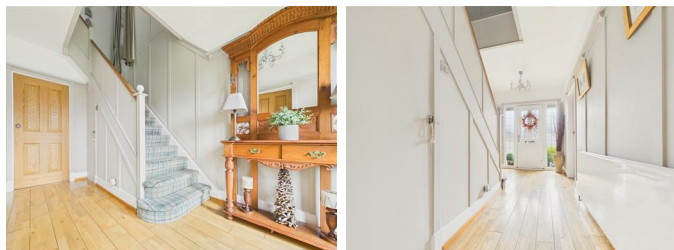
45 Valley Drive, Gateshead, NE9 5DJ

Offers Over £460,000

Nestled in the highly sought-after area of Low Fell, this exceptionally spacious and extended detached house on Valley Drive offers a perfect blend of comfort and style. With four well-proportioned bedrooms and three bathrooms, this property is ideal for families seeking both space and convenience. As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The heart of the house is undoubtedly the fantastic dining kitchen, which boasts solid wood work surfaces and high-quality integrated Neff appliances, including a double oven, dishwasher, and fridge. The multi-fuel burning stove adds a touch of warmth, while the French doors provide a seamless connection to the low-maintenance rear garden, perfect for entertaining or enjoying a quiet evening outdoors. A handy utility room complements the kitchen, ensuring practicality in daily living. The dining room, also featuring French doors to the garden, offers an inviting space for family meals and gatherings. The lounge is a true highlight, adorned with plantation shutters and a beautiful feature fireplace, creating a cosy retreat for relaxation.

Ascending to the first floor, you will find a stunning landing accentuated by a stained glass window. The main bedroom is a serene haven, complete with fitted wardrobes and a fabulous outlook, along with an en-suite shower room for added privacy. Three additional bedrooms, two of which are doubles, provide ample space for family or guests, while the family bathroom caters to all needs. A convenient ground floor w/c adds to the practicality of this home. The property is surrounded by low-maintenance gardens to the front, with a driveway for off street parking and a garage area that is only for storage. Viewings are essential to truly appreciate the quality and care that has been invested into this remarkable home.

ENTRANCE HALLWAY



GROUND FLOOR W/C



LOUNGE

14'10" x 13'5" (4.53m x 4.11m)



DINING ROOM

15'10" x 10'11" (4.83m x 3.34m)



DINING KITCHEN

21'7" x 15'6" (6.60m x 4.73m)

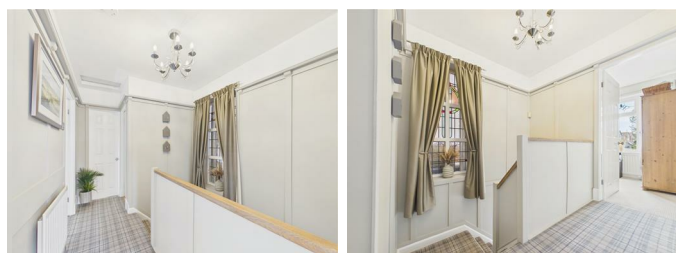


UTILITY ROOM

10'7" x 5'9" (3.25m x 1.76m)

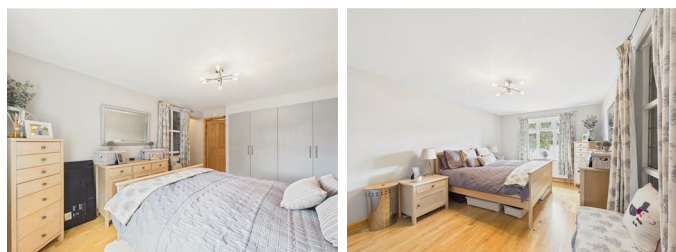


FIRST FLOOR LANDING



BEDROOM ONE

14'11" x 11'1" (4.57m x 3.40m)



EN-SUITE

10'7" x 4'6" (3.25m x 1.38m)



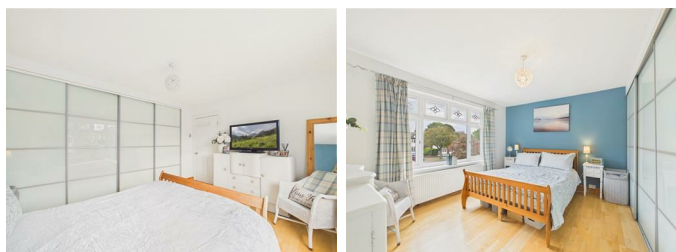
BEDROOM FOUR

7'6" x 7'6" (2.31m x 2.30m)



BEDROOM TWO

13'7" x 11'8" (4.15m x 3.56m)



BEDROOM THREE

13'5" x 11'1" to robes (4.11m x 3.40m to robes)



FAMILY BATHROOM

7'4" x 6'1" (2.25m x 1.86m)



EXTERNAL



DRIVEWAY AND GARAGE (only for storage)

Property disclaimer

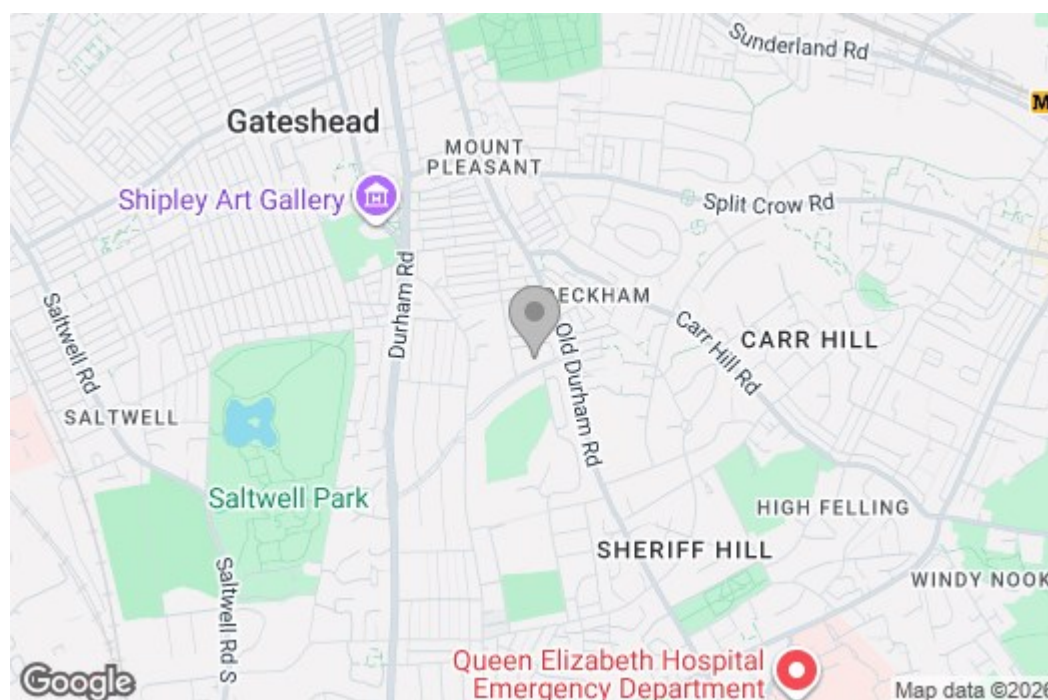
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information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



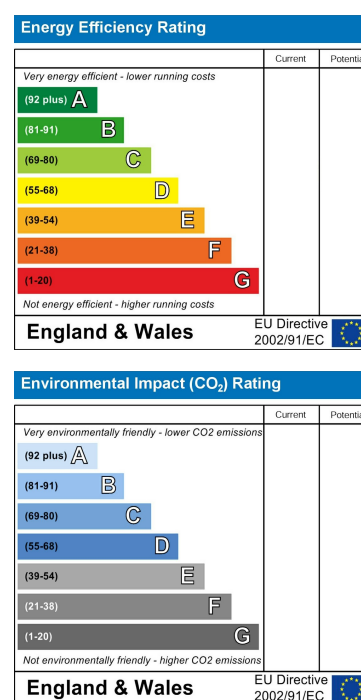
Area Map



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