



## 10 Muirfield Drive, Gateshead, NE10 9AX

Offers Over £259,950

Located in the desirable Muirfield Drive, this immaculately presented semi-detached house offers a perfect blend of modern living and natural beauty. With four spacious bedrooms and three well-appointed bathrooms, this home is ideal for families seeking comfort and style. As you enter, you are greeted by a welcoming front porch and a hallway adorned with solid oak flooring, setting the tone for the elegance that flows throughout the property. The ground floor features a convenient w/c and a fantastic living/dining room, complete with oak flooring and a charming log-burning electric fire. French doors lead you seamlessly into the rear garden, creating a perfect space for entertaining or simply enjoying the outdoors. The breakfast kitchen is a chef's delight, boasting granite work surfaces and integrated appliances, including a double oven, fridge, freezer, and dishwasher. Adjacent to the kitchen, the snug/garden room offers a tranquil retreat with French doors that open onto a delightful sun terrace, perfect for basking in the sunshine. On the first floor, the main bedroom features an en-suite bathroom, providing a private sanctuary. Three additional generously sized bedrooms and a family bathroom complete this level, ensuring ample space for all. The loft is fully boarded, equipped with power and lighting, offering potential for further development or storage. The south-facing garden is a true highlight, featuring a summerhouse, a relaxation area, and a charming cocktail corner, making it an ideal spot for outdoor gatherings. The property also benefits from a driveway and a garage with an electric roller shutter door, adding convenience to this already impressive home. With a nature park to the rear and open views to the front, this property is a rare find in a sought-after location. Viewing is essential to fully appreciate all that this stunning home has to offer.

## ENTRANCE PORCH

## ENTRANCE HALLWAY



## GROUND FLOOR W/C



## LIVING/DINING ROOM

24'9" x 12'3" (7.56m x 3.75m)



## KITCHEN

15'11" x 12'3" (4.86m x 3.75m)



## SNUG/GARDEN ROOM

8'2" x 6'2" (2.50m x 1.88m)



## FIRST FLOOR LANDING

## FULLY BOARDED LOFT

## BEDROOM ONE

17'9" x 8'5" (5.43m x 2.58m)



## EN-SUITE BATHROOM

7'6" x 6'0" (2.30m x 1.85m)



## BEDROOM TWO

12'5" x 10'10" (3.81m x 3.32m)



### BEDROOM THREE

11'3" x 11'1" (3.43m x 3.39m)



### BEDROOM FOUR

10'0" x 8'7" (3.06m x 2.62m)



### FAMILY BATHROOM

8'10" x 8'0" (2.71m x 2.46m)



### GARAGE

16'9" x 8'8" (5.13m x 2.66m)

### EXTERNAL

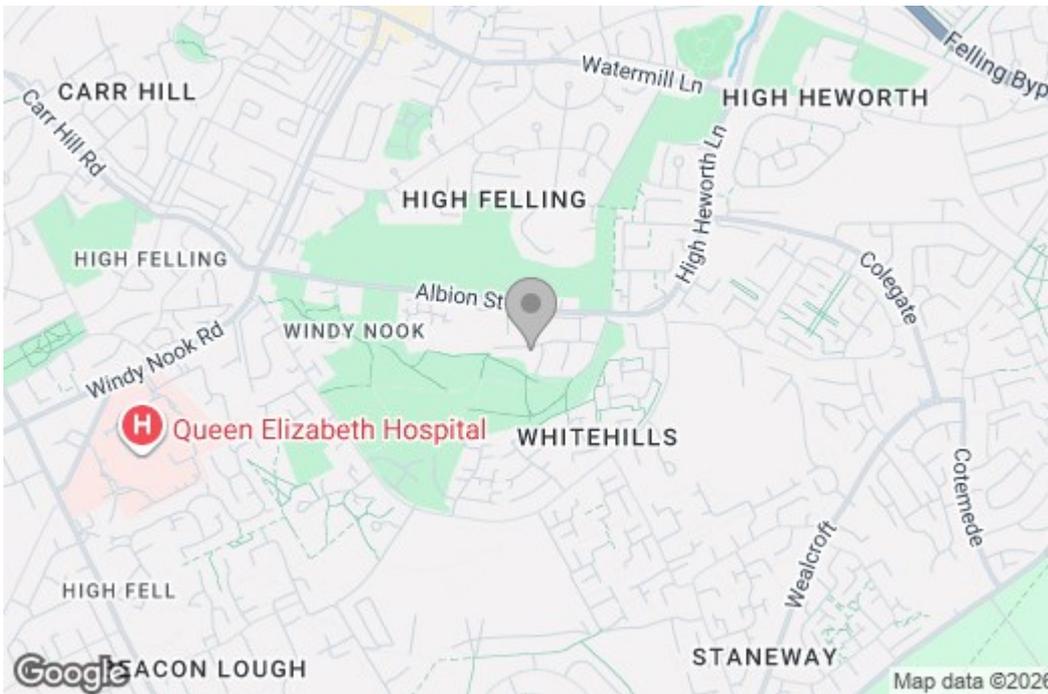


### Property disclaimer

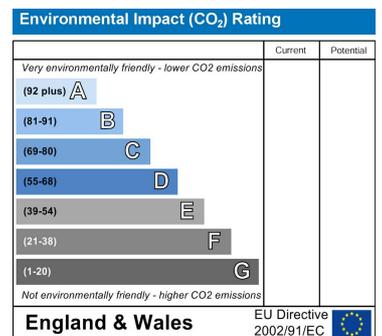
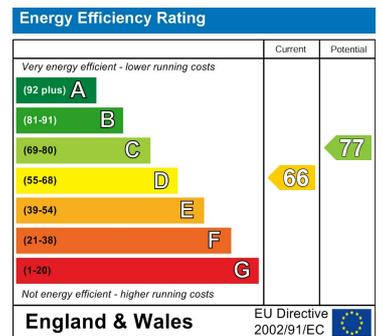
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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