



## 4 Hedge Close, Gateshead, NE11 9UG

Offers Over £330,000

STUNNING DETACHED FAMILY HOME WITH GENEROUS LIVING SPACE & FLEXIBLE LAYOUT

An exceptional opportunity to purchase this beautifully presented three/four bedroom detached home located on the highly sought-after Hedge Close, within the ever-popular Festival Park development in Gateshead. Situated on a generous plot, this superb property offers spacious and versatile accommodation, ideal for modern family living. To the ground floor, the property boasts a large lounge perfect for relaxing and entertaining, a stylish breakfasting kitchen, that opens onto a sitting room/snug providing additional living space. A light-filled garden room overlooks the rear garden, creating the perfect spot to unwind, while a utility room, downstairs WC, and a versatile guest bedroom and home office complete the ground floor layout. To the first floor, there are three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from well-maintained gardens to both the front and rear, and a driveway providing off-street parking for several vehicles. A rare find in this location, early viewing is highly recommended to fully appreciate the quality and space on offer.

## ENTRANCE HALLWAY

## GUEST BEDROOM

10'10" x 8'4" (3.32m x 2.56m)



## UTILITY ROOM

11'11" x 7'4" (3.65m x 2.24m)



## LIVING ROOM

14'11" x 11'6" (4.57m x 3.53m)



## HOME OFFICE

9'4" x 7'4" (2.87m x 2.24m)



## SITTING ROOM/SNUG

10'7" x 10'6" (3.25m x 3.21m)



## BREAKFASTING KITCHEN

13'3" x 10'0" (4.06m x 3.06m)



## GROUND FLOOR W.C.



## GARDEN ROOM

13'8" x 8'5" (4.17m x 2.58m)



## FIRST FLOOR LANDING

### BEDROOM ONE

14'4" x 9'10" (4.38m x 3.00m)



### EN-SUITE

6'0" x 5'6" (1.85m x 1.70m)



## BEDROOM TWO

11'5" x 10'2" (3.48m x 3.10m)



## BEDROOM THREE

10'0" x 8'0" (3.05m x 2.45)



## FAMILY BATHROOM

6'9" x 6'0" (2.07m x 1.83m)



## EXTERNAL

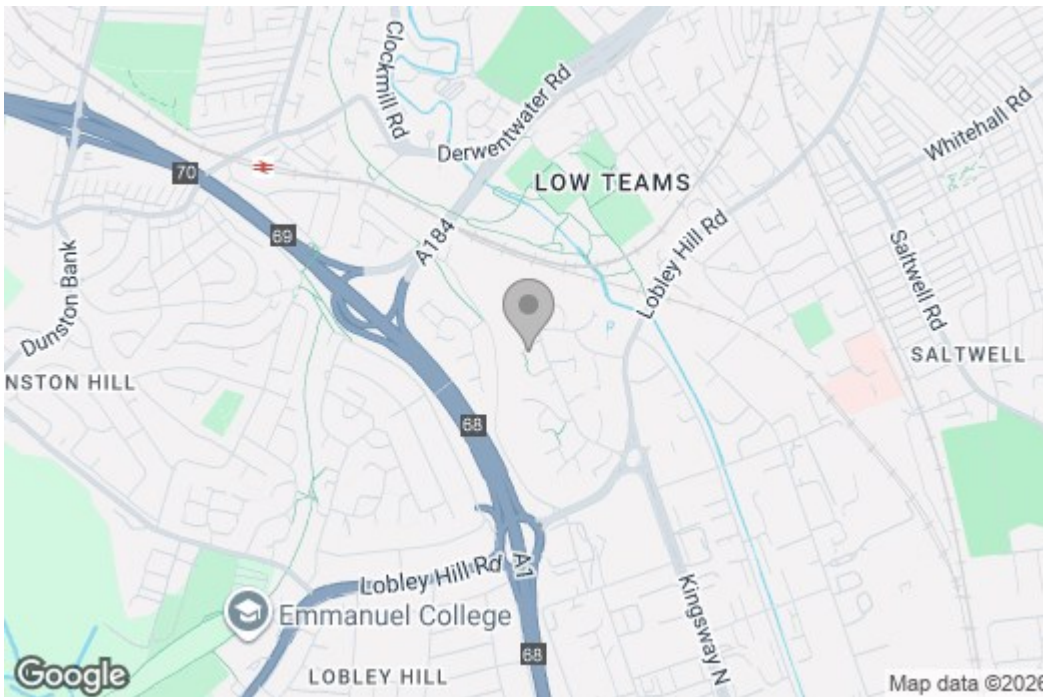


### Property disclaimer

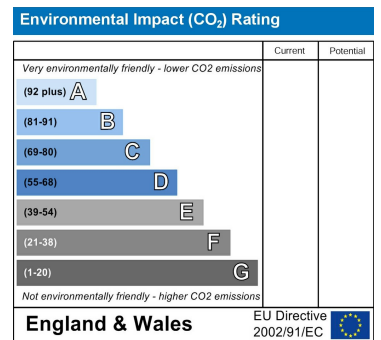
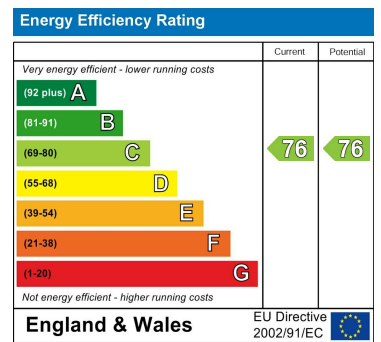
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



## Energy Efficiency Graph



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.