BELL
ESTATE AGENTS



FOR SALE







9 Argus Close, Gateshead, NE11 9TA

Offers Over £245,000

- Generous Plot with Excellent Outdoor Space
- Substantial Driveway Providing Ample Off-Street Parking
- Impressive Low-Maintenance Rear Garden
- Superb Garden Room & Covered Entertaining Area
- Spacious Lounge & Dining Room with Contemporary Media Wall
- Additional Conservatory Overlooking the Garden
- Modern Fitted Kitchen with Excellent Storage
- Three-Bedroom Family Accommodation
- Popular Festival Park Development
- Excellent Access to the Metrocentre, A1 & Newcastle City Centre



THE PROPERTY

A superb family home occupying a particularly generous plot, with excellent parking and an impressive rear garden made for entertaining.

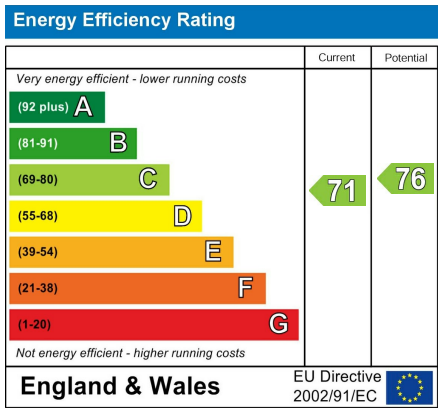
Beautifully presented throughout, this detached home combines modern décor with practical family accommodation and stands out for the amount of outside space available. A substantial driveway to the front provides off-street parking for multiple vehicles, while gated access adds further versatility.

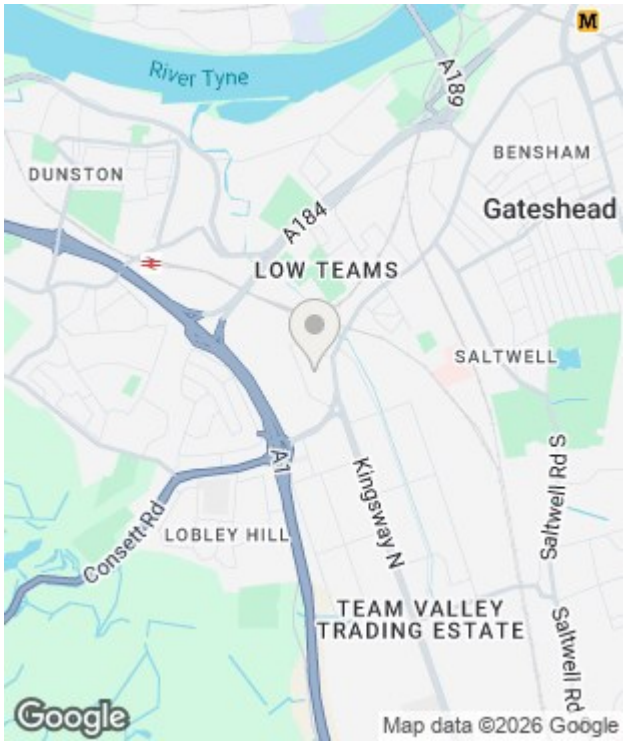
Internally, the ground floor centres around a spacious lounge and dining room, creating an excellent social space with attractive wood flooring and a contemporary media wall with feature fire. French doors open directly onto the rear garden, while the adjoining kitchen is fitted with a good range of modern units, contrasting worktops and plenty of storage and preparation space.

A separate conservatory provides another useful reception area overlooking the garden, ideal as a family room, playroom or relaxed sitting space. The entrance hall is equally well presented with wood flooring, modern internal doors and a glass balustrade adding to the contemporary feel.

Upstairs are three bedrooms, with the accommodation currently arranged to provide a comfortable main bedroom, further bedroom and an impressive bedroom/dressing room. The modern family bathroom is finished with extensive tiling and incorporates both a bath and separate shower enclosure.

The outside space is a real highlight. The generous enclosed rear garden has been designed with low maintenance in mind, with a substantial artificial lawn providing plenty of room for children, pets and outdoor entertaining. At the far end is an excellent garden room and covered entertaining area, currently fitted with a bar and space for a hot tub, creating a fantastic setting for gatherings throughout the year. These items can be negotiated with the purchase.





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