



FOR SALE



28 Coniston Gardens, Gateshead, NE9 6XY

Offers Over £245,000

- Attractive detached home in a quiet and well-regarded residential area
- Flexible layout allowing full ground floor bungalow-style living
- Well-proportioned lounge and fitted kitchen
- Additional upstairs accommodation ideal for family, guests or private retreat
- Driveway providing off-street parking
- Deceptive dormer bungalow appearance from the front
- Successfully utilised as a spacious family home by the current owners
- Versatile ground floor rooms suitable as bedrooms, dining spaces or home offices
- Generous outdoor space with gardens perfect for relaxing or entertaining

## THE PROPERTY

Set within a quiet and well-regarded residential area, this attractive detached home presents a versatile and beautifully maintained property, offering far more than first meets the eye.

From the front, the property has the appearance of a charming dormer bungalow, making it particularly appealing to those seeking the convenience of single-level living. However, the home offers exceptional flexibility, with a layout that allows the ground floor to function entirely as a bungalow if desired, while still providing additional accommodation upstairs.

The current owners have thoughtfully utilised the property as a spacious family home, demonstrating just how adaptable the layout can be. The ground floor boasts well-proportioned living spaces, including a welcoming lounge, a fitted kitchen, and versatile rooms that can be used as bedrooms, dining areas, or home offices depending on individual needs. This makes the property ideal for a wide range of buyers, from downsizers to growing families.

Upstairs, the property continues to impress with further bedrooms and additional space, perfect for children, guests, or even a private retreat. The configuration allows for separation between living and sleeping areas, enhancing both comfort and practicality.

Externally, the home benefits from being fully detached, offering a greater sense of privacy along with gardens that provide space for relaxing or entertaining. The driveway and surrounding outdoor areas further add to the overall appeal, making this a well-rounded and desirable home.

The location is another standout feature. Situated within easy reach of local amenities, schools, and transport links, the property is also conveniently close to Queen Elizabeth Hospital, making it particularly attractive for healthcare professionals or those wanting quick access to excellent medical facilities.

