



FOR SALE

29 Flexbury Gardens, Felling, Gateshead, NE10 9JA

Offers Over £199,950



- Fully refurbished throughout over the last three years
- Stunning open-plan kitchen and dining room
- Three well-proportioned bedrooms
- Extensive block-paved driveway providing ample off-street parking
- Enclosed rear garden with multiple seating areas and excellent privacy
- Attractive corner plot position
- Stylish navy shaker kitchen with integrated appliances
- Contemporary family bathroom with high-quality finishes
- Attached garage offering additional storage or parking
- Popular location on Nursery Lane close to schools, shops, transport links and local amenities

## THE PROPERTY

This beautifully refurbished family home combines stylish interiors, generous living space and a superb corner plot position overlooking open fields, creating a home that is ready to move straight into and perfectly suited to growing families.

Set within a desirable corner plot position with open aspects to the side and rear, this impressive semi-detached home has been extensively refurbished over the last three years to create a stylish and contemporary family home finished to a high standard throughout.

The welcoming hallway leads into a bright living room, while to the rear the stunning open-plan kitchen and dining room forms the heart of the home. Featuring a stylish navy shaker kitchen with integrated appliances, generous worktop space and ample room for dining and entertaining, this superb space enjoys plenty of natural light and views over the garden.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom with bespoke panelling and fitted storage. The remaining bedrooms offer flexibility for family living, guests or home working.

The beautifully refitted family bathroom is a standout feature, finished with striking herringbone tiling, contemporary fittings and a modern bath with shower over.

Externally, the property occupies a generous corner plot with extensive block-paved parking, an attached garage and enclosed rear gardens designed for low maintenance. Multiple seating areas, mature planting and open views to the side create an excellent outdoor space for families and entertaining.

Situated within the popular Nursery Lane area, the property enjoys excellent access to local shops, schools and everyday amenities. Nearby transport links provide convenient access to Gateshead, Newcastle and the wider region, whilst local parks, recreational facilities and open green spaces make this an ideal location for families.

**BELL ESTATE AGENTS**

**Approximate total area\***  
99.1 m<sup>2</sup>  
1067 ft<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BIC3 PM5 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

