



FOR SALE

6A Cartmel Park, Pelaw, Gateshead, NE10 0UZ

Offers Over £300,000

- Exceptional four bedroom detached family home set over three floors
- Stunning top floor principal suite with walk-in wardrobe and en-suite
- Impressive kitchen diner with French doors to the rear garden
- Solar panels with battery storage and valuable feed-in tariff income
- Sought-after Cartmel Park location in the heart of Pelaw
- Two spacious reception rooms offering flexible family living space
- Two en-suite bathrooms plus a contemporary family bathroom
- EPC Rating B, gas central heating and double glazing for excellent energy efficiency

## THE PROPERTY

Exceptional Four Bedroom Detached Family Home with Solar Panel's, Battery Storage and Stunning Top Floor Master Suite

Situated within the highly sought-after Cartmel Park development in Pelaw, this exceptional four bedroom detached home offers spacious accommodation over three floors, making it ideal for growing and established families seeking modern, energy-efficient living.

The property briefly comprises a welcoming entrance hallway, two versatile reception rooms and an impressive kitchen diner with French doors opening onto the south-facing rear garden. A separate utility room and ground floor WC provide additional practicality for family life.

The first floor offers three well-proportioned bedrooms, including a guest bedroom with en-suite facilities, together with a modern family bathroom. Both the family bathroom and second en-suite benefit from underfloor heating.

Occupying the entire second floor is the outstanding principal suite, featuring a spacious bedroom, walk-in wardrobe and private en-suite, creating a luxurious and secluded retreat.

Externally, the property enjoys a beautifully maintained south-facing rear garden with decking and seating areas, ideal for entertaining and outdoor living. To the front, a generous driveway provides off-street parking for multiple vehicles and includes an EV charging point.

A particular highlight is the property's excellent energy efficiency, with an EPC rating of B, solar panels with battery storage, gas central heating and double glazing helping to reduce running costs.

