



**42 Hastings Drive, Newcastle Upon Tyne, NE27 0FL**

**Offers Over £245,000**

Hive Estates are delighted to welcome to the market this stunning three bedroom family home, perfectly positioned on the ever popular Hastings Drive in Shiremoor. Offering stylish interiors, generous outdoor space and excellent transport links, this property is ready to move straight into.

Upon entering, you are greeted by a warm and inviting living room, a cosy contemporary space complete with a bespoke feature media wall and built-in electric fireplace. Soft grey carpets and large windows create a bright yet comfortable atmosphere, while double doors open seamlessly into the dining room, making it ideal for both family living and entertaining.

To the rear, the dining room is flooded with natural light from expansive patio doors that open directly onto the garden, effortlessly blending indoor and outdoor living. The modern kitchen flows beautifully from here, fitted with cream shaker style units, wood effect worktops and a striking black metro tiled splashback. Integrated oven and hob, stylish feature wall detailing and contemporary flooring complete this well designed space. A convenient ground floor WC adds further practicality.

Upstairs, the master bedroom offers a calm and relaxing retreat, featuring a statement wall, plush grey carpets and large windows. The room also benefits from a private ensuite shower room with walk-in shower, basin, WC and towel radiator. The second bedroom is generously sized and beautifully presented, while the third bedroom provides excellent versatility perfect as a nursery, home office or dressing room. The family bathroom is modern and stylish, finished with gloss grey tiling, mirrored detailing and fitted with a bath, basin and WC.

Externally, this home continues to impress. To the front, there is a neat garden and driveway providing off-street parking, along with direct garage access. The standout feature is the substantial rear garden, offering both patio and lawned areas, an ideal space for summer entertaining, children to play, or simply relaxing outdoors. The garden also benefits from direct access into the garage for added convenience.

Located on a popular new build development, you are within easy reach of excellent transport links, local amenities and just a short distance from the stunning North East coastline. A fantastic opportunity for families, first-time buyers or those looking to upsize.

**Lounge 14'7" x 10'9" (4.45 x 3.30)**

**Dining Room 9'6" x 10'2" (2.90 x 3.10)**

**Kitchen 9'10" x 8'10" (3.00 x 2.70)**

**WC 4'1" x 2'11" (1.25 x 0.90)**

**Bedroom 1 9'2" x 10'11" (2.80 x 3.35 )**

**En-Suite 4'5" x 5'2" (1.35 x 1.60)**

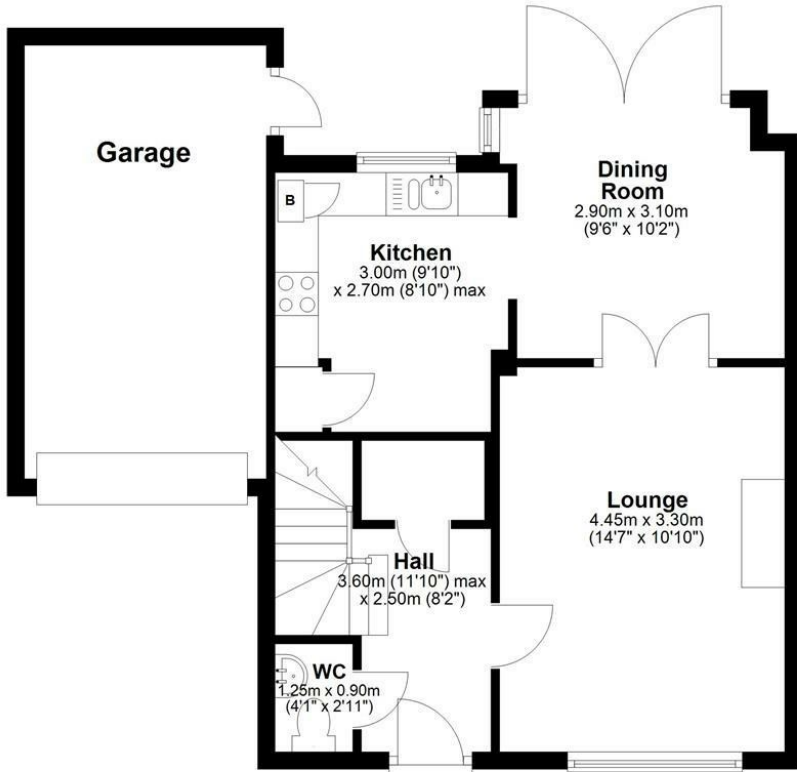
**Bedroom 2 7'4" x 10'9" (2.25 x 3.30)**

**Bedroom 3 10'2" x 8'6" (3.10 x 2.60)**

**Bathroom 4'9" x 7'4" (1.45 x 2.25)**

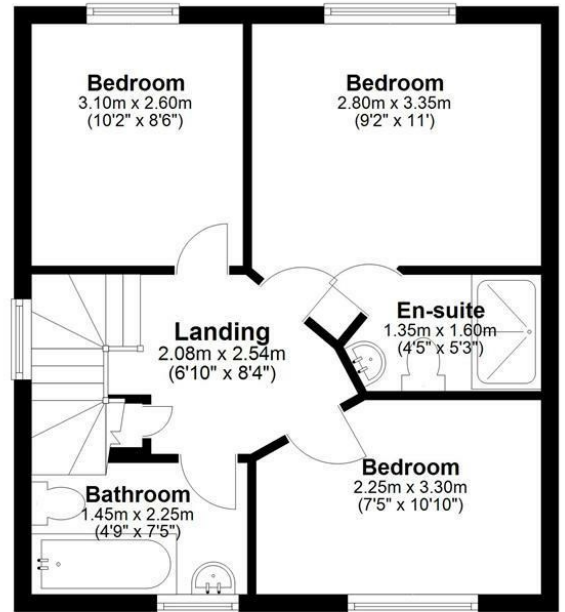
### Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 98.2 sq. metres (1056.5 sq. feet)

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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