



## **1 Moraine Crescent, Newcastle Upon Tyne, NE17 7DX**

### **Offers Over £295,000**

Hive Estates are delighted to welcome to the market this detached four-bedroom dormer bungalow on Moraine Crescent in Blackhall Mill. Set on a substantial plot, the property enjoys an idyllic location with an abundance of woodland walks right on the doorstep.

Positioned at the entrance of Moraine Crescent, just a stone's throw from the picturesque River Derwent, this charming family home is surrounded by stunning scenery, including Milkwellburn Woods and Chopwell Woodland Park.

Upon entering through the porch, you are greeted by a spacious entrance hallway. The lounge features a beautiful fireplace and cream carpets, creating a warm and inviting atmosphere. The kitchen is fitted with wood cabinetry, black worktops, a breakfast bar, and integrated appliances including a oven, and hob, and provides access to both the utility room and the workshop. There is also a dining room with French doors opening into the conservatory, which flows seamlessly into the garden.

Completing the ground floor are two well-proportioned bedrooms and a family bathroom fitted with a bath, wash basin, and WC.

To the first floor, there are two double bedrooms, one of which benefits from a walk-in dressing room and shower room with access to both bedrooms fitted with a freestanding shower, with built in sauna WC, and wash basin.

Externally, the front of the property offers a driveway providing off-street parking, leading to a workshop with air to air heat pump that could be ideal as a home office or gym, along with a mature front garden. To the rear is a substantial, well-stocked garden filled with mature trees, creating a peaceful setting that attracts a wide variety of wildlife.

**Lounge 12'9" x 16'8" (3.90 x 5.09)**

**Kitchen/Breakfast Room 12'5" x 14'3" (3.80 x 4.35)**

**Dining Room 8'10" x 10'9" (2.70 x 3.30)**

**Conservatory 11'5" x 10'2" (3.50 x 3.12)**

**Utility 5'2" x 6'2" (1.60 x 1.90)**

**Bedroom 1 6'6" x 11'8" (2.00 x 3.56)**

**Bedroom 2 8'10" x 10'7" (2.70 x 3.25)**

**Bathroom 7'2" x 6'10" (2.20 x 2.10)**

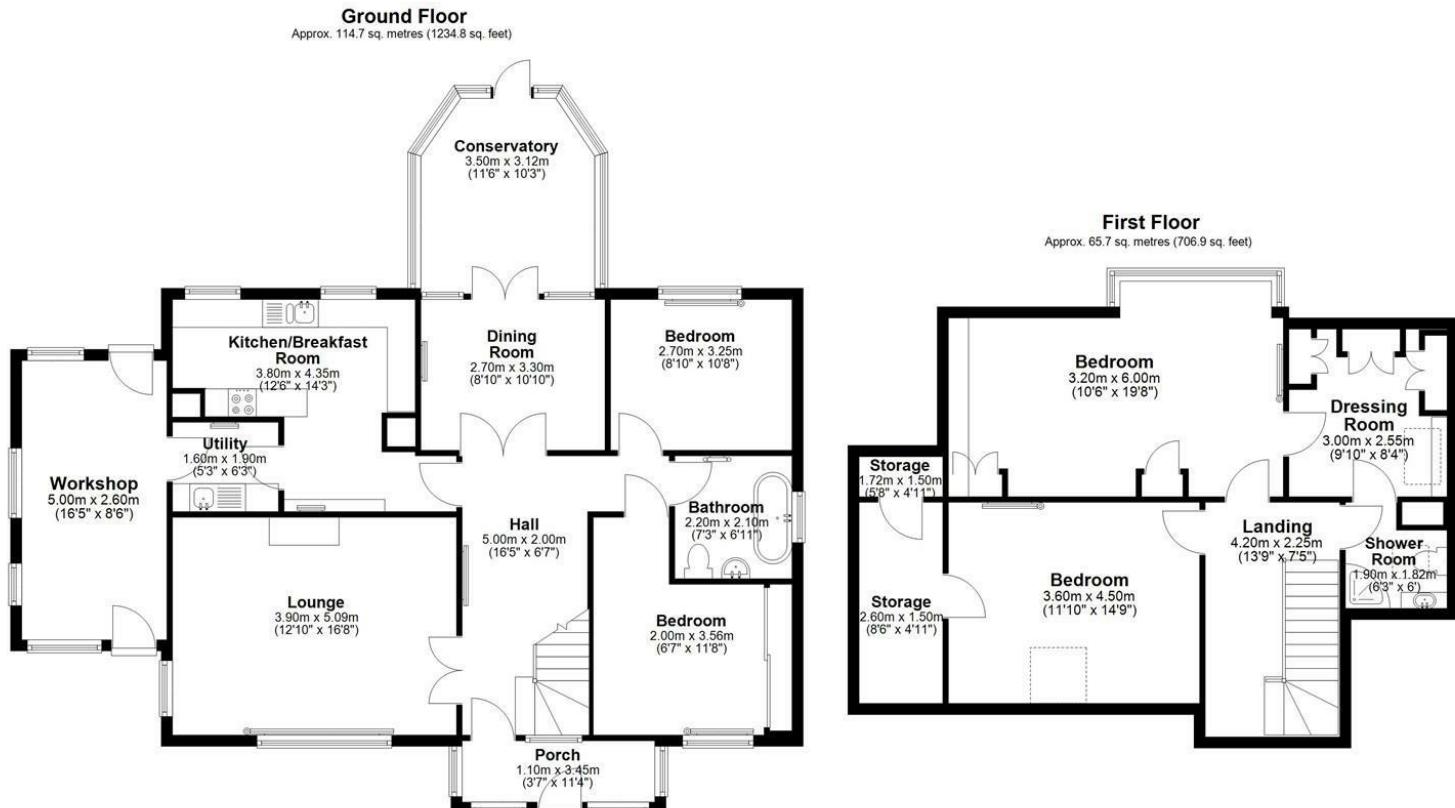
**Bedroom 3 11'9" x 14'9" (3.60 x 4.50)**

**Bedroom 4 10'5" x 19'8" (3.20 x 6.00)**

**Dressing Room 9'10" x 8'4" (3.00 x 2.55)**

**Shower Room 6'2" x 5'11" (1.90 x 1.82)**

# Floor Plan

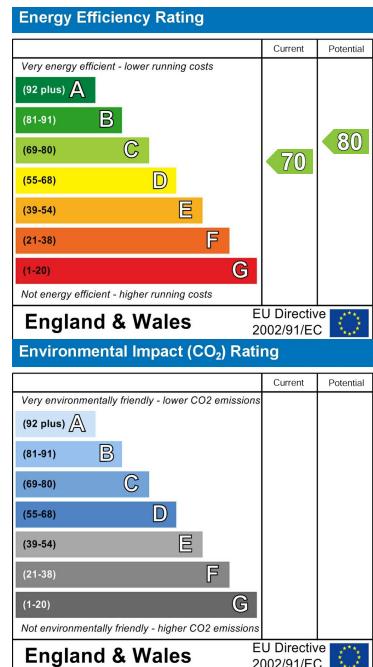


## Area Map

Total area: approx. 180.4 sq. metres (1941.7 sq. feet)



## Energy Efficiency Graph



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