



34 Edge Way, Wallsend, NE28 9FH

Offers Over £300,000

Hive Estates are delighted to present to the market this lovely four bedroom family home, ideally located on Edge Way in Wallsend. Situated within a modern and well regarded family estate, the property benefits from generous living space, a large garden, a double driveway, and garage, making it an ideal home for growing families.

To the front of the property is a spacious living room, featuring a large window that floods the space with natural light. Finished with modern decor and stylish grey wood effect laminate flooring, this is a welcoming room for the family to relax and unwind. To the rear of the property is a large open plan kitchen and dining area. The kitchen is fitted with white high gloss cabinetry, complemented by wood effect worktops and silver hardware. There is an integrated oven and hob, along with ample space for freestanding appliances. The dining area benefits from a bold feature wall and plenty of room for a large dining table, with patio doors opening directly out to the garden, creating a fantastic space for family life and entertaining. This area is finished with crisp white walls and light grey floor tiles. Completing the ground floor is a practical utility room offering additional storage, along with a convenient downstairs WC.

Bedroom 3 9'4" x 9'6" (2.85 x 2.90)

Bedroom 4 9'4" x 8'2" (2.85 x 2.50)

Bathroom 6'10" x 5'6" (2.10 x 1.70)

The top floor is home to the impressive master bedroom, featuring statement features complemented by white decor and soft grey carpeting. A dormer window provides the perfect space for a dressing table, while an additional Velux window floods the room with natural light. The master suite is completed by a modern en-suite bathroom, fitted with grey tiling, a walk in shower, wash basin, WC, and heated towel radiator.

The first floor comprises three further bedrooms, an additional en suite, and the family bathroom. The second bedroom is a generous double room, finished with soft beige carpeting, bold decor, and a Juliet balcony. This room also benefits from its own en-suite, featuring grey floor and wall tiling, a walk in shower, wash basin, and WC. Bedrooms three and four are similar in size, both offering large windows that allow plenty of natural light, soft carpeting, and tasteful décor, ideal as children's bedrooms, guest rooms, or home office space. The family bathroom is well proportioned and fitted with a bath, wash basin, WC, and heated towel radiator, finished with neutral textured flooring and half-height wall tiling.

Externally, the rear garden provides an excellent space for families, featuring a patio area ideal for outdoor dining and relaxing, along with a lawned area for children to play. A rear gate provides access to the driveway and garage, fitted with an EV charging point adding further convenience. This truly is a fantastic family home, offering spacious accommodation, modern finishes, and a highly sought after location.

Lounge 12'1" x 13'1" (3.70 x 4.00)

Kitchen/Diner 9'4" x 18'0" (2.85 x 5.50)

Utility 5'2" x 7'6" (1.60 x 2.30)

WC 5'2" x 3'7" (1.60 x 1.10)

Bedroom 1 10'5" x 13'1" (3.20 x 4.00)

Ensuite 1 6'6" x 4'7" (2.00 x 1.40)

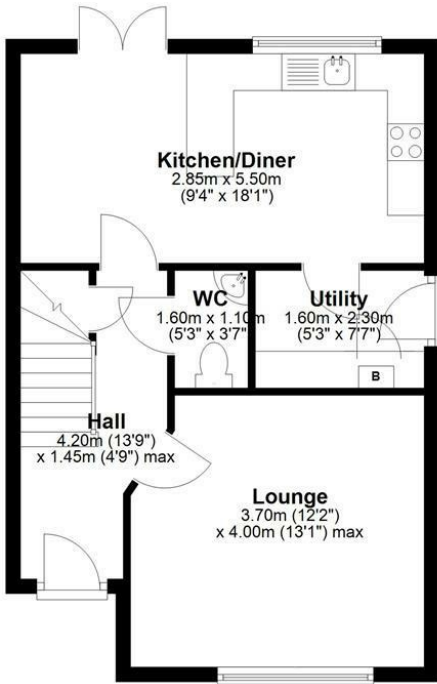
Bedroom 2 13'9" x 11'3" (4.20 x 3.45)

Ensuite 2 4'9" x 6'6" (1.45 x 2.00)

Floor Plan

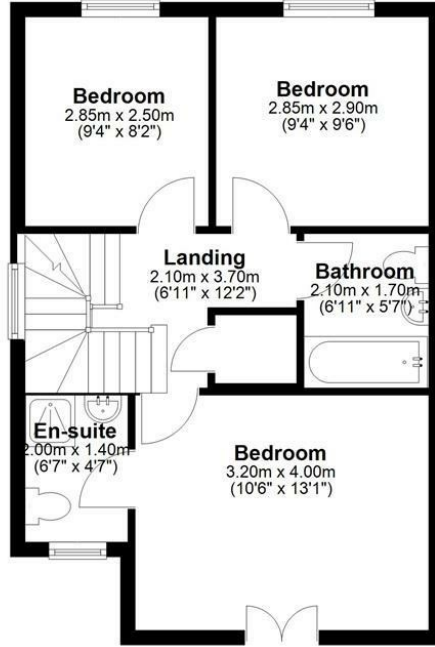
Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



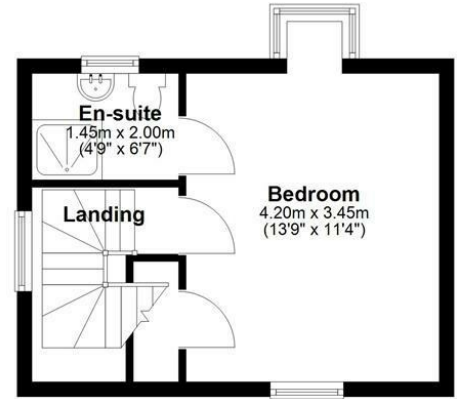
First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



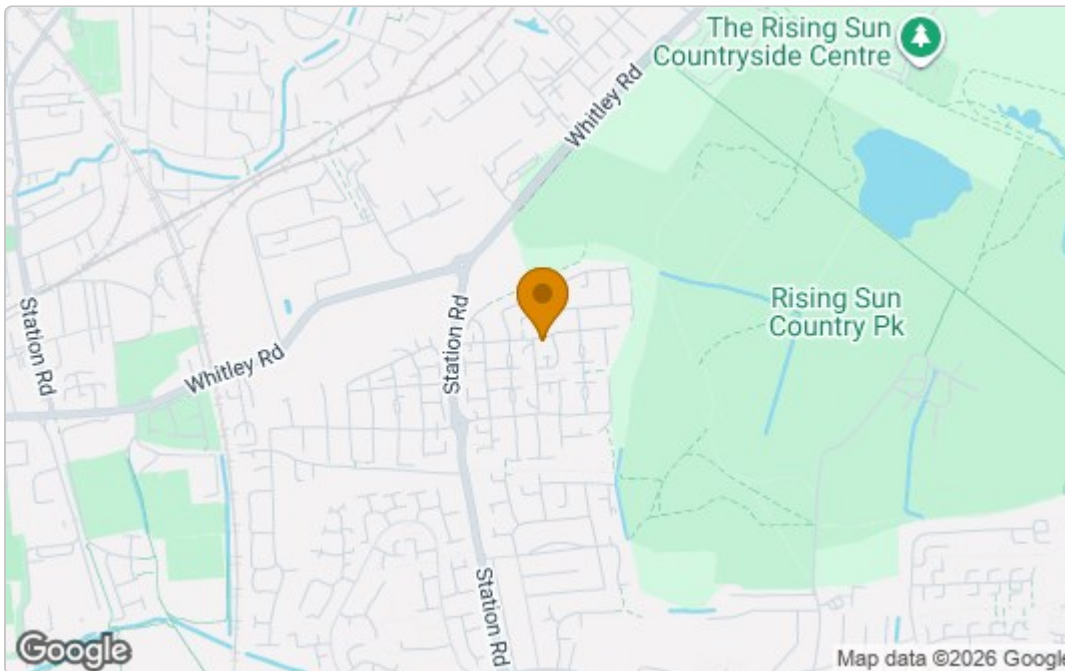
Second Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 2px; display: inline-block;">91</div>
(81-91) B			
(69-80) C		<div style="border: 1px solid black; padding: 2px; display: inline-block;">80</div>	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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