



**29 Deleval Crescent, Shiremoor, NE27 0FA**

**Offers Over £260,000**

Hive Estates welcomes to the market this modern three bedroom detached family home. Nestled within the popular area of Earsdon View, the property offers a thoughtful configuration, sophisticated décor and a large garden to the rear accessed through double French doors from the bright and spacious living area.

Upon approach, the paved driveway leads to the integral garage and front door, aside a well maintained lawn with neat gravelled borders.

Once inside the functional introductory hall, direct access is provided to the convenient WC and kitchen diner.

Moving into the stunning breakfasting kitchen, shaker style cabinetry in a neutral cream and stone floor tiling frames the space, finished perfectly with wood effect worktops to give warmth. Furnished with integral eye level oven, hob, extractor hood and fridge/freezer, as well as space for further appliances, under stair storage and dining, the open room is sleek yet highly practical with access to the lounge and stairs to the first floor.

Progressing into the ample living area, the room has a great layout for entertaining. French doors with window surround lead out to the rear garden, allowing natural light to flood the room. Finished with earth toned décor in an array of textures, the space offers a luxurious feel.

Up to the first floor, the landing provides access to the three versatile bedrooms, family bathroom and integral storage cupboard. Initially tucked to the left sits the sizeable master bedroom. The expansive space features a minimal design ideal for its purpose, of white décor and grey carpets with ample space for storage. Completing this space, an en suite bathroom equipped with natural toned tiling, walk in shower, WC and pedestal wash basin, offers ultimate practicality.

Across the landing, the second bedroom is positioned to the rear of the home. Offering a completely versatile space, the lengthy room is furnished with greyscale modern décor and is currently utilised as a home office, but could double up as a dressing area or traditional guest bedroom.

Adjacent to this room, the third bedroom is located to the front of the property. Light and expansive, the space amply accommodates a double bed, whilst continuing the minimal design.

Concluding this ideal home, the thoughtfully designed bathroom is equipped with WC, pedestal wash basin, and fitted bath as well as a neutral tiled splash back matching the en suite design.

Externally, the substantial rear garden is the ideal outdoor haven. With an initial patio, lawn and raised decking, the space is flooded with sun for a peaceful afternoon's sit, whilst the secure fenced boundary provides privacy and gate access to the front of the home. With access directly into the integral garage, fitted with lighting and power points, the property provides plenty of storage.

Positioned perfectly within the sought after estate of Earsdon View, the property's residential setting is popular amongst families. Within walking distance of the Wagonways country

walks and the local amenities of Northumberland Park, the home is also in close proximity of excellent transport links such as the A19 and Northumberland Park metro station.

**Kitchen/Breakfast Room 13'9" x 14'9" (4.20 x 4.50)**

**Lounge/Diner 11'7" x 14'9" (3.55 x 4.50)**

**Bedroom 1 16'4" x 9'6" (5.00 x 2.90)**

**En-suite 4'7" x 5'6" (1.40 x 1.69)**

**Bedroom 2 13'11" x 8'2" (4.25 x 2.51)**

**Bedroom 3 10'11" x 8'2" (3.35 x 2.51)**

**Bathroom 5'6" x 6'0" (1.70 x 1.85)**

**WC 5'6" x 3'5" (1.70 x 1.05)**

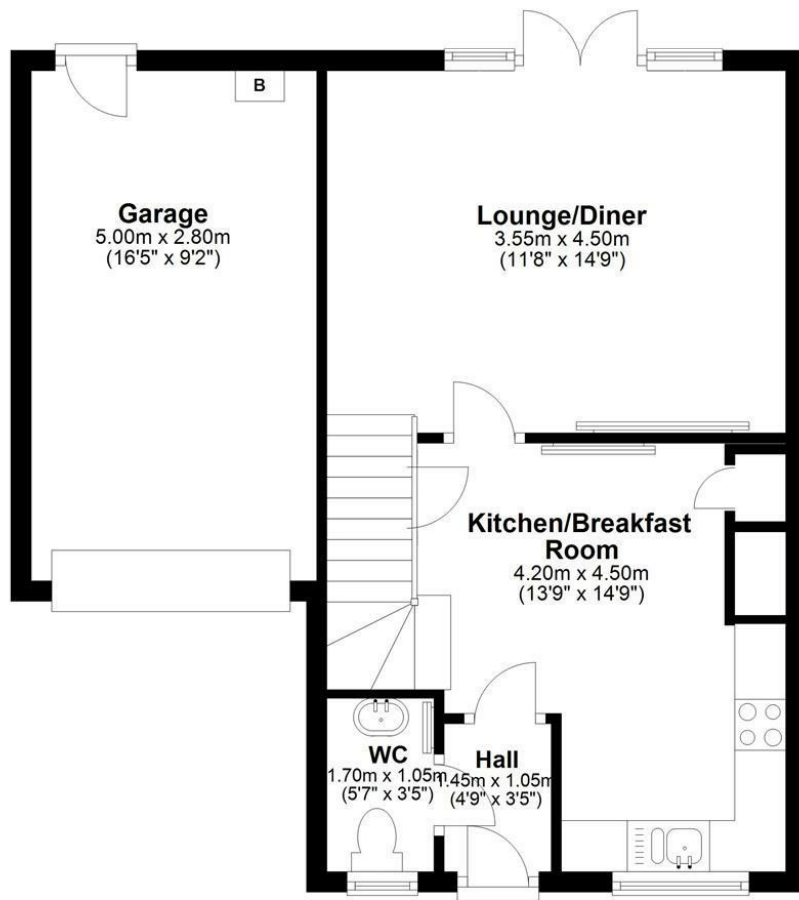
**Garage 16'4" x 9'2" (5.00 x 2.80)**

**Landing 14'11" x 6'2" (4.55 x 1.89)**

**Hall 4'9" x 3'5" (1.45 x 1.05)**

### Ground Floor

Approx. 49.8 sq. metres (536.3 sq. feet)

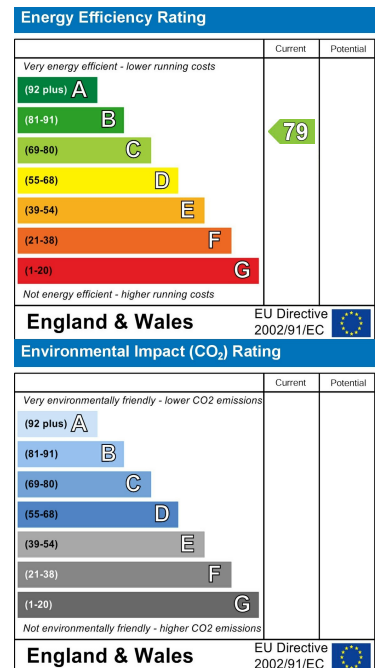


Total area: approx. 98.9 sq. metres (1064.2 sq. feet)

### Area Map



### Energy Efficiency Graph



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