



82 Neptune Road, Newcastle Upon Tyne, NE15 7QN

Offers Over £220,000

Hive Estates presents to the market this three bedroom bungalow on a substantial corner plot. Immaculately presented, with three generous bedrooms, an enclosed rear garden and spacious multi-car driveway.

The entrance hall, with oak flooring, provides access to the lounge and second bedroom. The lounge is bright, with bay windows on the front of the property allowing natural light to flood the rooms. With stylish modern decor, the room is spacious, with grey carpets and blue design wallpaper. Situated at the rear of the property, the kitchen is integrated and functional. With wood effect cabinetry and laminate tile pattern flooring. Offering a designated breakfast bar and space for dining, it is the perfect set up for entertaining. Externally, there is a rear French door providing access to the enclosed garden. The garden offers decking and is set up as the perfect sun trap, also providing access to the attached garage and sunroom.

Back inside, there are three generous bedrooms. A contemporary family bathroom, fitted with ceramic pale pink tiles, a shower over bath, black matt towel radiator and a Clerestory window, complimenting the room with natural light.

The home has gas central heating and double glazing throughout, with great access to the A1 and local amenities this home is in a great location.

Kitchen/Breakfast Room 15'8" x 8'2" (4.80 x 2.50)

Lounge 15'1" x 13'11" (4.60 x 4.25)

Sun Lounge/Diner 10'9" x 8'2" (3.30 x 2.50)

Bedroom 1 11'9" x 11'5" (3.60 x 3.50)

Bedroom 2 13'1" x 8'2" (4.00 x 2.50)

Bedroom 3 9'2" x 8'0" (2.80 x 2.45)

Sunroom 9'2" x 6'10" (2.80 x 2.10)

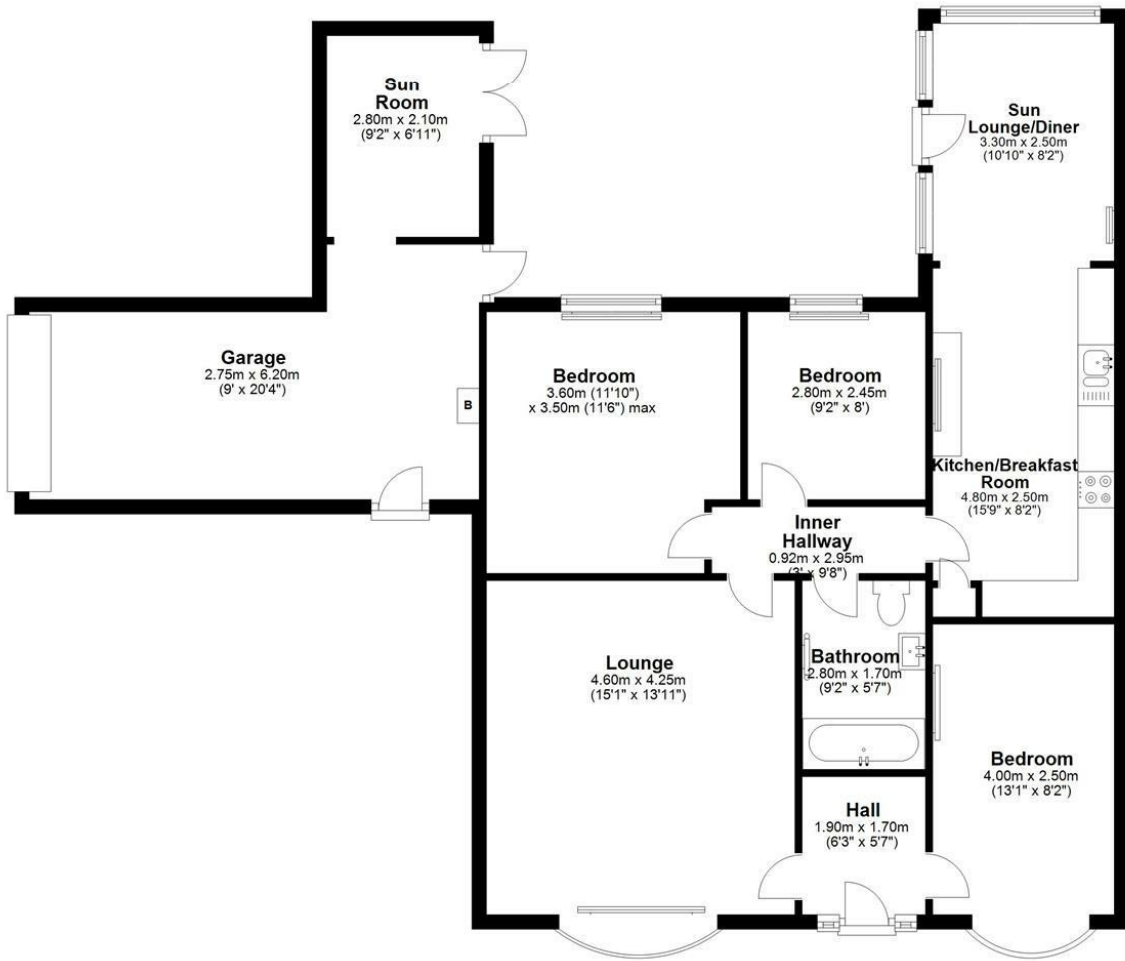
Bathroom 9'2" x 5'6" (2.80 x 1.70)

Garage 9'0" x 20'4" (2.75 x 6.20)

Floor Plan

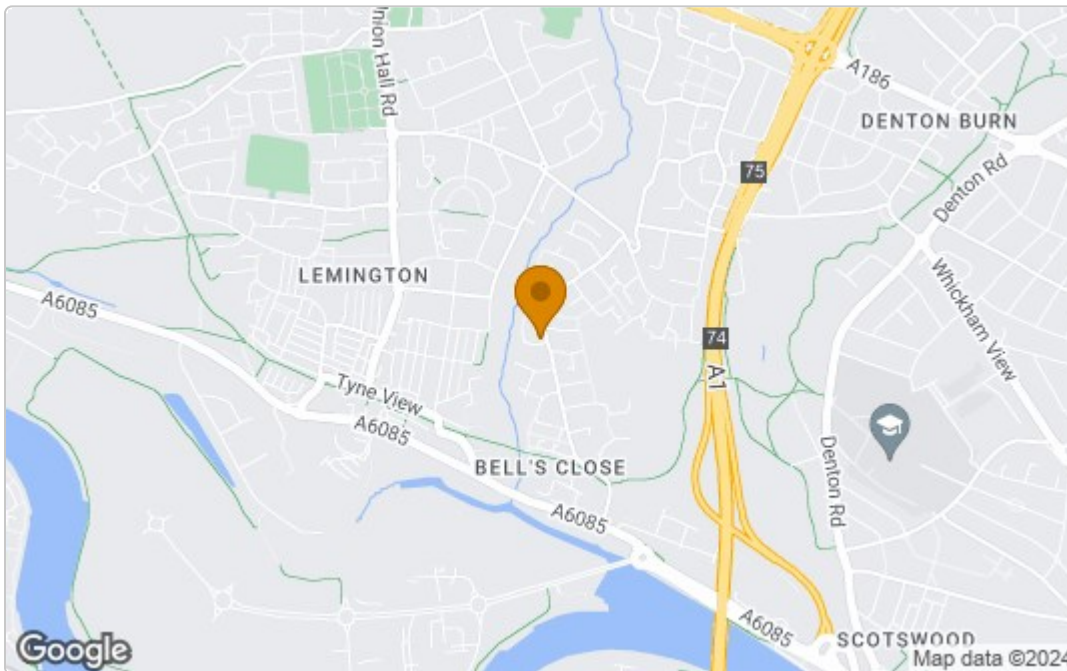
Ground Floor

Approx. 107.5 sq. metres (1157.3 sq. feet)



Total area: approx. 107.5 sq. metres (1157.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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