



**59 Hawks Edge, Newcastle Upon Tyne, NE12 7DR**

**Offers Over £360,000**

Hive Estates welcomes to the market this superb four-bedroom home, located on a substantial corner plot offering the perfect blend of space, comfort and privacy. Boasting generous gardens, a detached double garage with parking for six cars and a great layout for family living.

Upon approach, the front garden is a bonus. Meticulously maintained with beautiful trees and mature hedging, at the bottom is a small seating area offering a serene space to unwind. Once inside, the hallway is spacious and provides direct access to all rooms of the ground floor, and stairs to the first floor. On the ground floor is the living room, study, kitchen/diner, utility and WC. Italian ceramic flooring flows through to the kitchen/diner offering a seamless flow for everyday living and hosting. The room stretches the length of the property, from front to back. With a great open plan layout to accommodate dining, relaxing and cooking. The kitchen is fully fitted with integrated appliances such as an oven, hob, extractor fan and fridge freezer. The design is functional and leads through to a utility space and the door to the rear garden. One of the standout features of this home is its substantial plot, enveloped by a garden on three sides, providing a serene and private oasis. The rear garden offers a large lawn and decking, with a brilliant summer house to the side. At the rear, is a detached double garage and double car driveway, accompanied by further parking spaces for an impressive 6 cars, ensuring convenience for multiple vehicles. Upstairs, a spacious landing leads to four generously sized bedrooms and the family bathroom, providing ample space for personalisation and comfort. Two bedrooms hold fitted wardrobes, and the master comes with a built-in wardrobe and ensuite. The family bathroom is part-tiled, and equipped with shower over bath, WC and sink. This property offers the perfect canvas to make it your own.

In a great location, this home offers the great convenience of nearby amenities, and close links to schools and transport links. With easy access to the vibrant city of Newcastle Upon Tyne, this fantastic home has a lot to offer.

**Kitchen 11'7" x 11'5" (3.55 x 3.50)**

**Sitting/Dining Room 11'7" x 10'9" (3.55 x 3.30)**

**Lounge 16'1" x 11'7" (4.91 x 3.54)**

**Study 11'7" x 8'0" (3.54 x 2.46)**

**Bedroom 1 12'10" x 11'7" (3.93 x 3.54)**

**Ensuite 7'0" x 5'9" (2.14 x 1.76)**

**Bedroom 2 13'9" x 11'7" (4.20 x 3.55)**

**Bedroom 3 11'7" x 8'6" (3.55 x 2.60)**

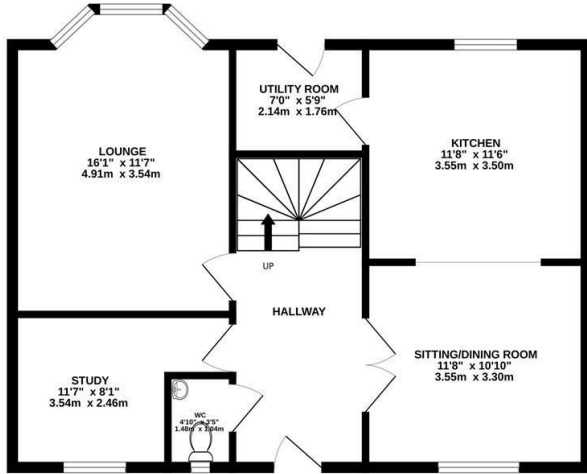
**Bedroom 4 11'7" x 8'6" (3.54 x 2.60)**

**Bathroom 7'0" x 5'10" (2.14 x 1.78)**

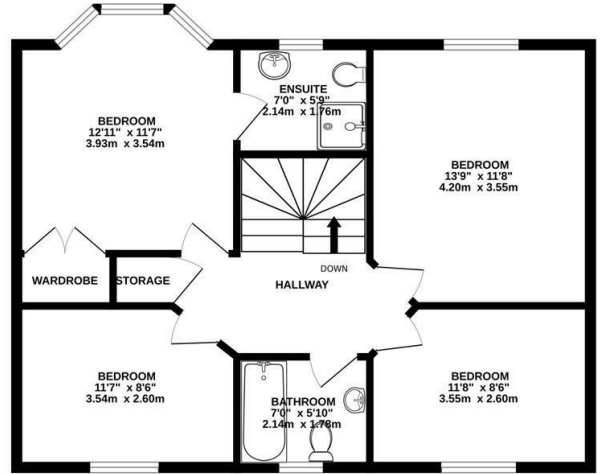
**Utility Room 7'0" x 5'9" (2.14 x 1.76)**

# Floor Plan

**GROUND FLOOR**  
686 sq.ft. (63.8 sq.m.) approx.



**1ST FLOOR**  
686 sq.ft. (63.8 sq.m.) approx.



HAWKES EDGE NE12 7DR

TOTAL FLOOR AREA: 1373 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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