



**66 Melville Grove, Newcastle Upon Tyne, NE7 7AR**

**Offers Over £350,000**

Hive Estates welcomes to the market this immaculate three-bedroom semi-detached house located on Melville Grove in High Heaton. Boasting modern interior, spacious design and a fantastic south facing garden. Perfect for those seeking comfort and style.

Once inside, the large hallway provides direct access to the living room, kitchen/diner, under stair WC and stairs to the first floor. To the front of the property is the lounge, decorated in warm neutrals and fitted with a cosy log burner installed in 2022. Large bay windows adorn most rooms, allowing natural light to flood in, with white shutters on every window to ensure your privacy is always maintained.

To the rear of the home is the open plan kitchen/diner. Sure to impress, the space is perfect for entertaining. Fully fitted with grey shaker cabinetry and integrated Bosch appliances, complete with an island/breakfast bar. There is also separate space for dining. The room is generous in size with plenty of space to enjoy. French doors lead out to a fantastic south facing garden, featuring decking, patio and lawn – a true sun trap. Back inside, and off the kitchen is the separate utility space. Practical in design, with space for washer/dryer the space is convenient, providing internal access through to the garage, and alternate access out to the rear garden.

Up to the first floor, the bedrooms in this property are nothing short of spacious, with fitted wardrobes in two of them, providing ample storage for all your belongings. The family bathroom is part-tiled and equipped with shower over bath, WC, wash basin and heated towel rail. The property is also equipped with a combi boiler for your comfort and ease.

Externally, there is a driveway to the front with space for three cars, and street parking available with a permit. If you are looking for a place to call home that combines modern amenities with a touch of warmth and charm, then look no further. Across from the Freeman Hospital, along with proximity to local shops and easy access to transport links this home has a lot to offer.

**Kitchen/Diner 19'2" x 17'0" (5.85 x 5.20)**

**Lounge 14'6" x 11'5" (4.42 x 3.50)**

**Bedroom 1 14'11" x 9'6" (4.57 x 2.92)**

**Bedroom 2 14'11" x 9'10" (4.56 x 3.02)**

**Bedroom 3 11'6" x 7'8" (3.51 x 2.35)**

**Bathroom 7'6" x 7'2" (2.30 x 2.20)**

**Utility 9'10" x 8'10" (3.00 x 2.70)**

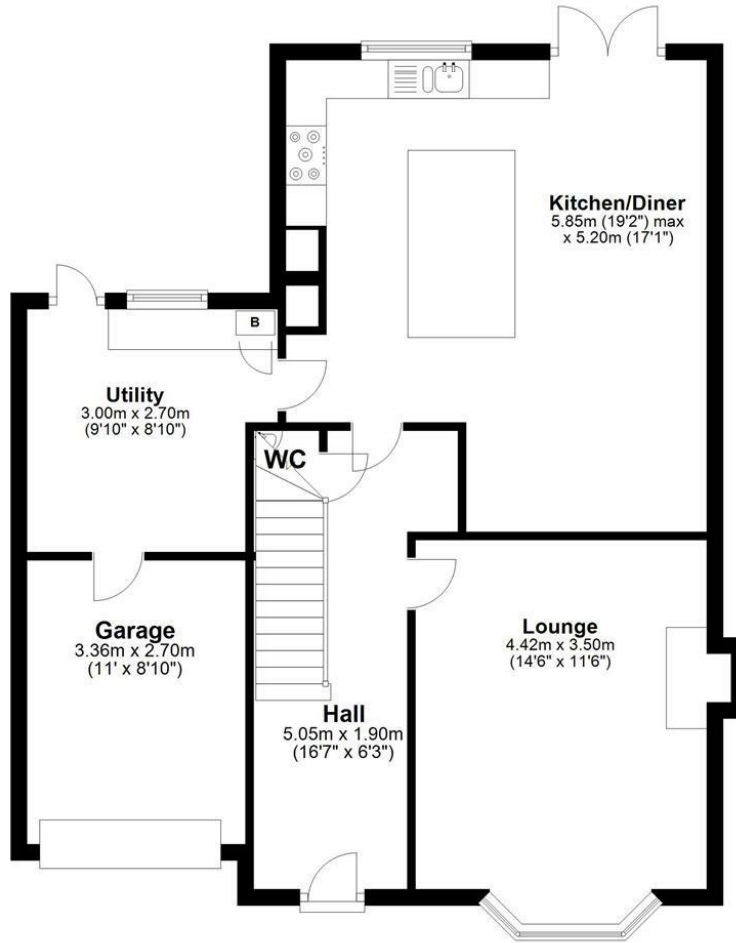
**Garage 11'0" x 8'10" (3.36 x 2.70)**

**Hall 16'6" x 6'2" (5.05 x 1.90)**

**Landing 7'6" x 7'2" (2.30 x 2.20)**

### Ground Floor

Approx. 73.6 sq. metres (791.8 sq. feet)

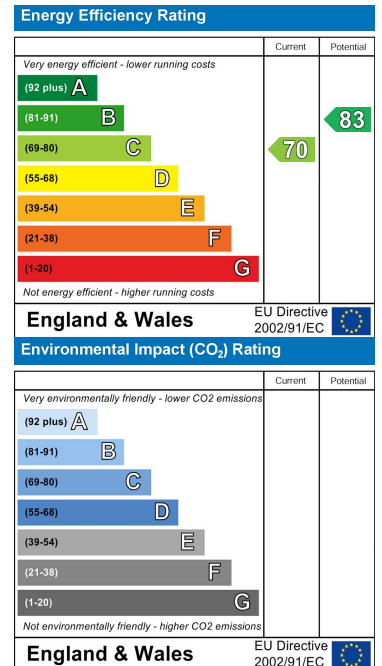


Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

### Area Map



### Energy Efficiency Graph



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