



10 Kingsley Place, Newcastle Upon Tyne, NE6 5AN

Offers Over £375,000

Hive Estates are delighted to present this beautifully maintained Victorian property on Kingsley Place, a highly sought-after, pedestrianised street in the heart of Heaton. Boasting original character and period charm, this home offers an exceptional fusion of timeless elegance and contemporary design.

Upon entering, you are welcomed into a hallway that provides access to the lounge, dining room, and stairs leading to the first floor. The warm interior, with its original floorboards, runs seamlessly throughout the home, creating a sense of continuity and comfort. The spacious lounge is bathed in natural light from a large bay window, filling the room with warmth and brightness. A stunning feature fireplace, detailed coving, and an ornate ceiling rose add layers of character and sophistication to the space, making it the perfect place to unwind. Solid double doors lead into the dining room, where there is a second beautiful fireplace cutout with a log burner. The room exudes a cosy, intimate atmosphere. Thoughtfully furnished with stylish, statement pieces, this space strikes a perfect balance between elegance and practicality. At the rear of the property, the spacious modern kitchen is designed for both functionality and style. Featuring sleek black gloss cabinets and integrated appliances, including a fridge-freezer, wine fridge, oven, extractor fan, and hob. A back door opens onto a private rear yard, offering a peaceful, secluded retreat with easy access to the street behind, ideal for outdoor relaxation. Upstairs, a split-level landing leads to the family bathroom, which features a stylish four-piece suite. The bathroom is partially tiled and decorated in bold yellow tones and includes a frosted glass window, providing both light and privacy. Continuing to the next level, you'll find two generously sized bedrooms, both offering ample space for storage and relaxation. A second, contemporary bathroom is furnished with a walk-in shower and fully tiled in warm brown and black tones, creating a luxurious feel. The second floor offers two further rooms, both with charming, slanted ceilings. One room is currently setup as a quiet secondary lounge, offering a serene space with lovely views of the surrounding area.

Kingsley Place is a peaceful, pedestrianised street full of charm and character, yet just a short walk from the vibrant city centre. The property is closeby to local transport links, amenities and a short walk from Heaton Park. Combining historical charm with modern living in an enviable location.

Living Room 16'4" x 14'4" (4.98 x 4.38)

Dining Room 14'4" x 13'9" (4.38 x 4.20)

Bedroom 1 14'6" x 11'9" (4.43 x 3.59)

Bedroom 2 13'1" x 11'9" (3.99 x 3.59)

Bedroom 3 17'11" x 9'2" (5.47 x 2.80)

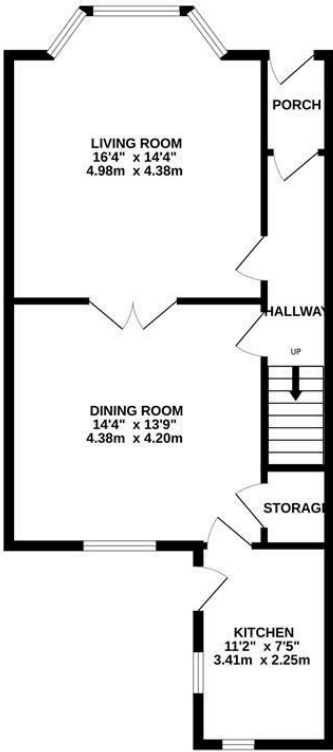
Bedroom 4 11'8" x 9'4" (3.56 x 2.85)

Bathroom 1 11'2" x 7'4" (3.41 x 2.25)

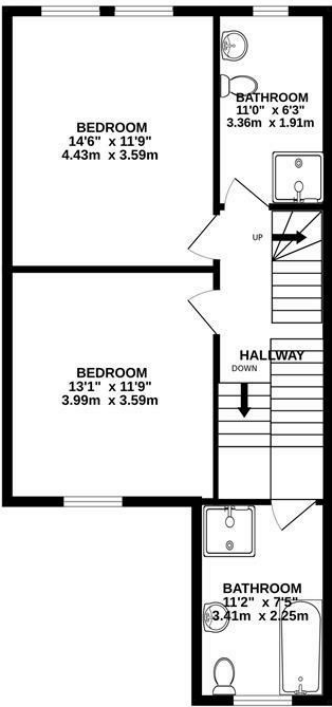
Bathroom 2 11'0" x 6'3" (3.36 x 1.91)

Floor Plan

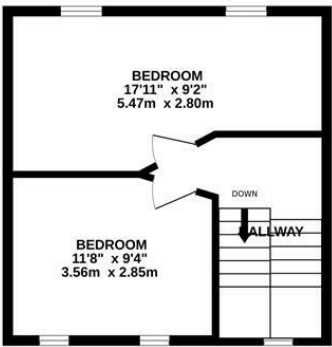
GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

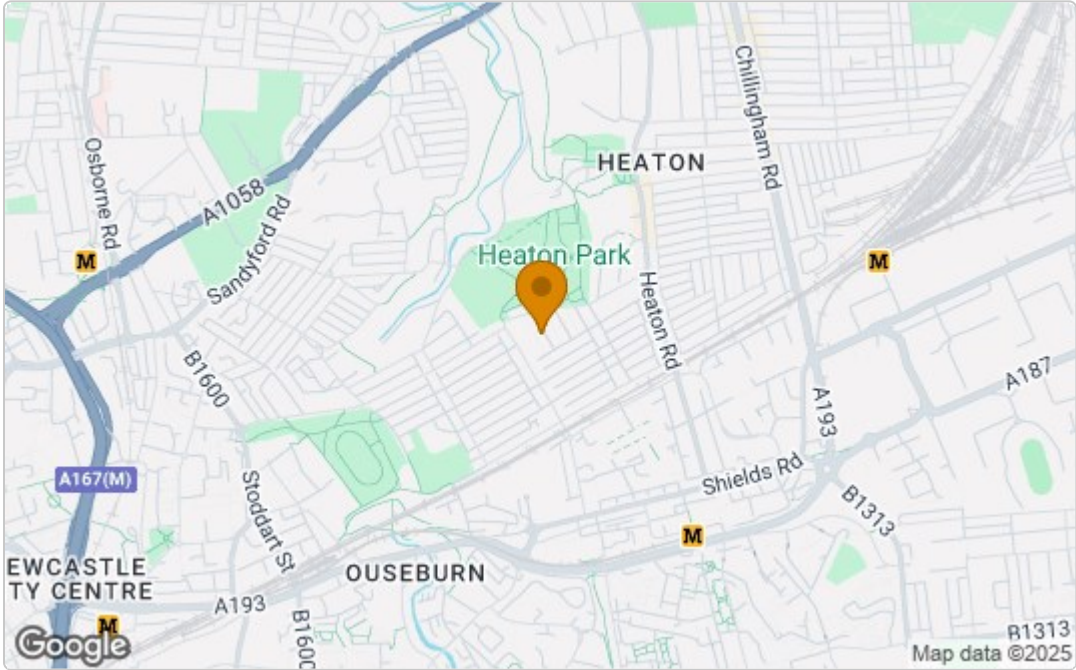


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TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

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



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Energy Efficiency Graph

