



## 4 Kingsley Place, Newcastle Upon Tyne, NE6 5AN

### Offers Over £280,000

Hive Estates is delighted to present this stunning four-bedroom Victorian corner home, perfectly positioned on the pedestrianized Kingsley Place in the heart of Heaton. Blending period charm with modern living, this spacious property offers generous living areas and a beautifully designed interior, making it an exceptional family home.

The bright and inviting lounge benefits from dual-aspect windows and a large bay window, flooding the space with natural light. It features plush carpets, creating a cosy atmosphere, and the newly fitted staircase carpets add a stylish touch. The galley kitchen, designed with wood cabinetry and sleek grey worktops, flows seamlessly into the private dining area, making it ideal for entertaining.

On the second floor, the luxurious master bedroom boasts its own private sauna, offering a relaxing retreat. The spacious master bathroom is beautifully finished with a corner bath, freestanding shower, WC, and wash basin, combining elegance with functionality.

The third floor hosts two additional bedrooms, both featuring vaulted ceilings with exposed beams, adding warmth and character to the space.

Located just a stone's throw from Heaton Park, this home enjoys a prime location with easy access to local amenities, independent cafés, and excellent transport links.

**Lounge/Diner 17'0" x 14'5" (5.20 x 4.40)**

**Kitchen 17'10" x 8'0" (5.45 x 2.45)**

**Hall 10'7" x 6'6" (3.25 x 2.00)**

**Bedroom 1 14'5" x 21'3" (4.40 x 6.50)**

**Bathroom 10'9" x 8'0" (3.30 x 2.45)**

**Landing 10'7" x 6'6" (3.25 x 2.00)**

**Bedroom 2 12'3" x 13'0" (3.75 x 3.97)**

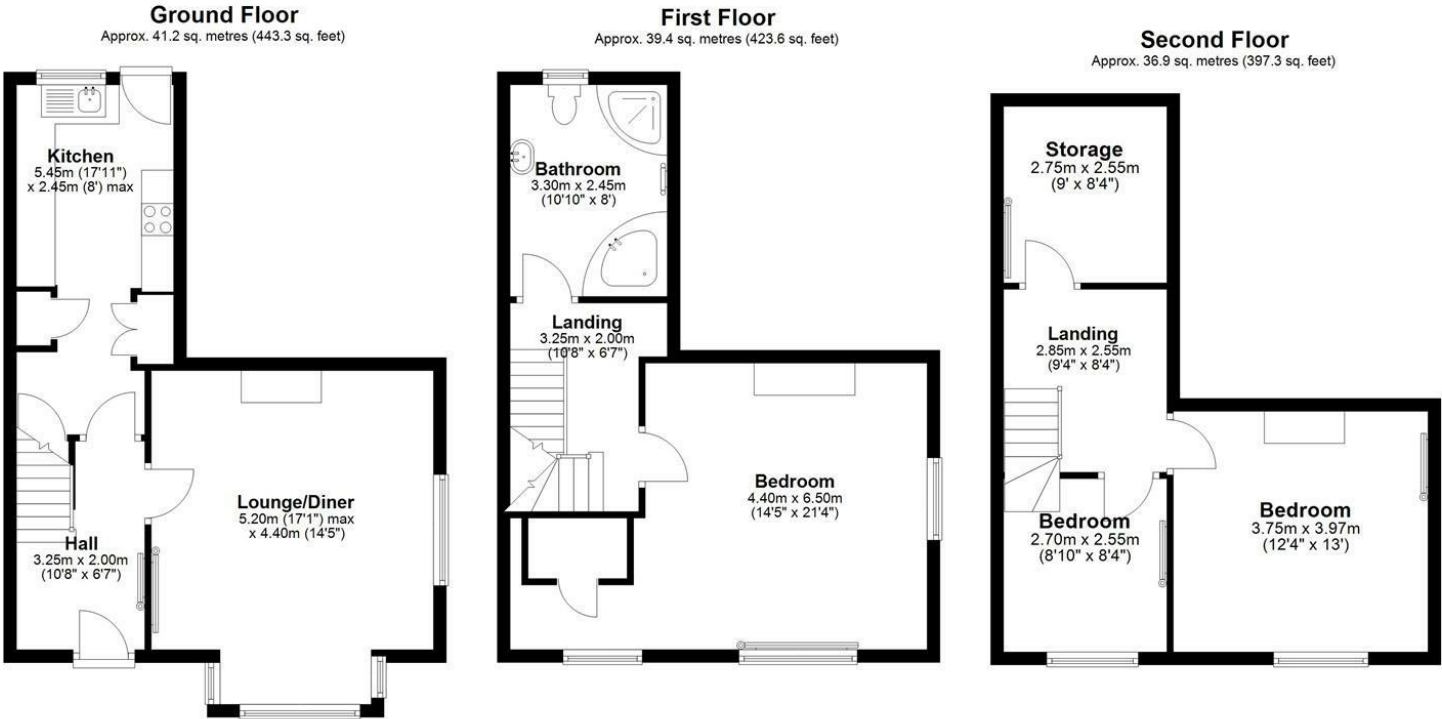
**Bedroom 3 8'10" x 8'4" (2.70 x 2.55)**

**Storage 9'0" x 8'4" (2.75 x 2.55)**

**Landing 9'4" x 8'4" (2.85 x 2.55)**

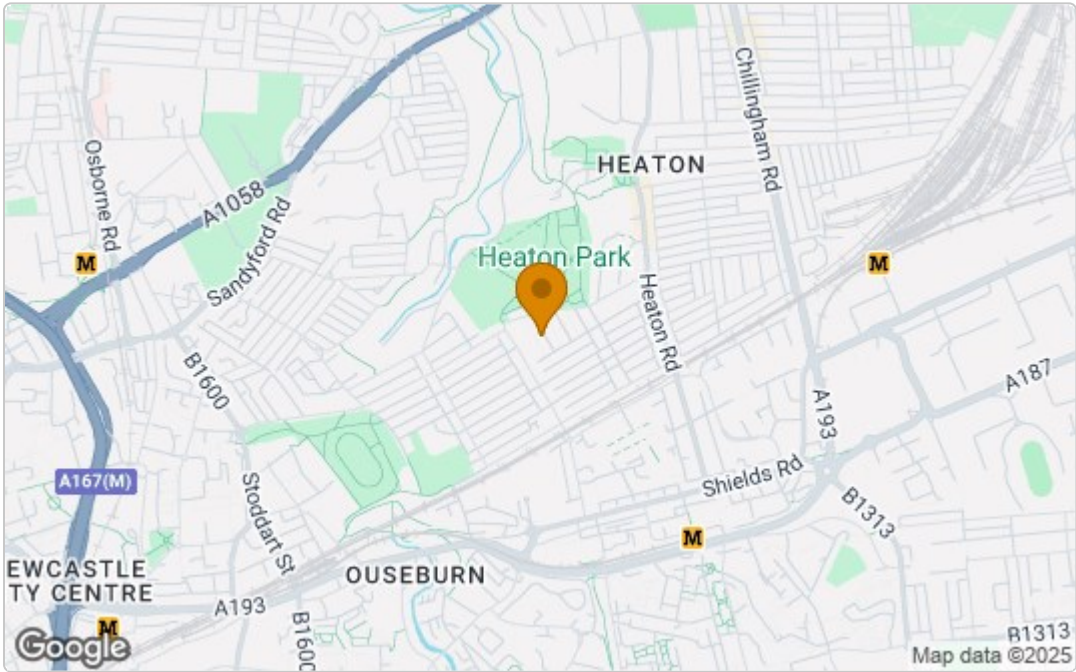


Floor Plan

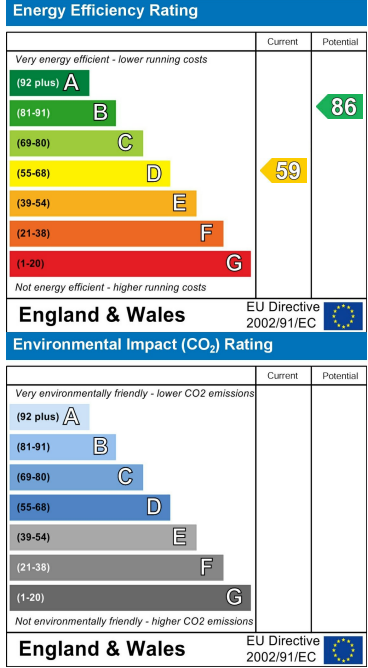


Total area: approx. 117.4 sq. metres (1264.2 sq. feet)

Area Map



Energy Efficiency Graph



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