



## **1 Alwin Grove, Newcastle Upon Tyne, NE13 7FF**

**Offers Over £300,000**

Hive Estates is proud to present this stunning three-bedroom detached family home in the heart of Dinnington, thoughtfully extended and finished to a high specification throughout. With spacious, modern interiors, a fantastic south-facing garden, and a prime location close to local amenities, shops, transport links, and Newcastle International Airport, this home is ideal for families and professionals alike.

Step into the stylish kitchen, complete with grey shaker-style units, sleek grey worktops, and a central island. Fully equipped with integrated appliances including an oven, electric hob, fridge, freezer, it's a space that perfectly blends function with style. Finished with white metro tiles and neutral décor, the kitchen opens up into a bright and airy living space thanks to large glass doors that span the rear extension.

The open-plan layout flows effortlessly into the spacious living area, which features LVT flooring throughout the ground floor, creating a warm and inviting atmosphere. A handy downstairs WC adds to the home's practical appeal.

The first floor offers three generous double bedrooms, each thoughtfully decorated and filled with natural light. The master bedroom is beautifully finished with plush grey carpets, large windows, and a modern ensuite featuring stylish grey tiles, a overhead shower, basin, and WC. The second bedroom boasts contemporary panelling, modern décor, and a soft neutral carpet, creating a calm and welcoming space. The third bedroom continues the theme with neutral tones, grey carpeting, and a subtle pop of colour for added personality.

The family bathroom is equally impressive, fitted with modern tiling, a bath with waterfall shower, basin, and WC.

To the front, there's a neat lawned area and a single driveway leading to the integral garage. Notably, the property also benefits from a fitted electric vehicle charging point, ideal for eco-conscious buyers. To the rear, the south-facing garden is a real highlight — spacious and private with a generous lawn and patio area, accessed via French doors, making it perfect for relaxing or entertaining.

Situated in a popular residential area of Dinnington, the home is within easy reach of local schools, supermarkets, and dining options, and benefits from excellent transport links, making commuting into Newcastle or further afield a breeze.

This is a truly exceptional home that's been finished with care and attention to detail throughout. Ready to move into, it offers the perfect blend of style, comfort, and practicality in a fantastic location.

**Kitchen/Diner 26'2" x 14'5" (8.00 x 4.40)**

**Lounge 13'7" x 24'7" (4.15 x 7.50)**

**WC 6'5" x 3'3" (1.96 x 1.00)**

**Bedroom 1 16'4" x 9'4" (5.00 x 2.85)**

**En-Suite 4'7" x 6'6" (1.40 x 2.00)**

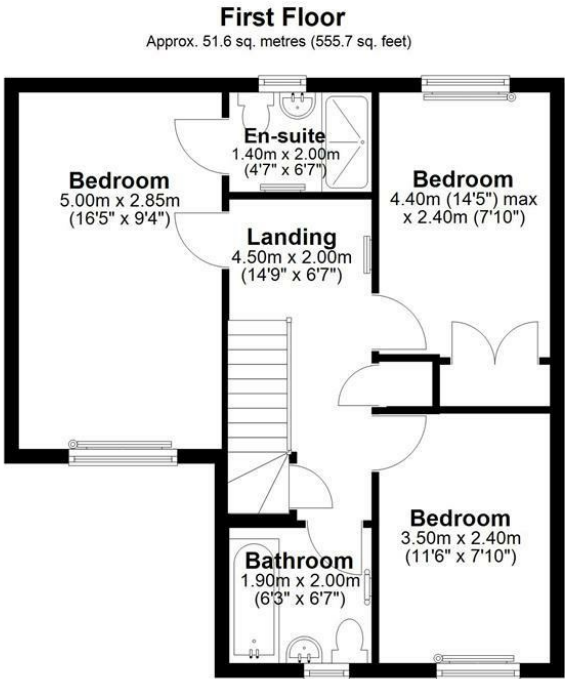
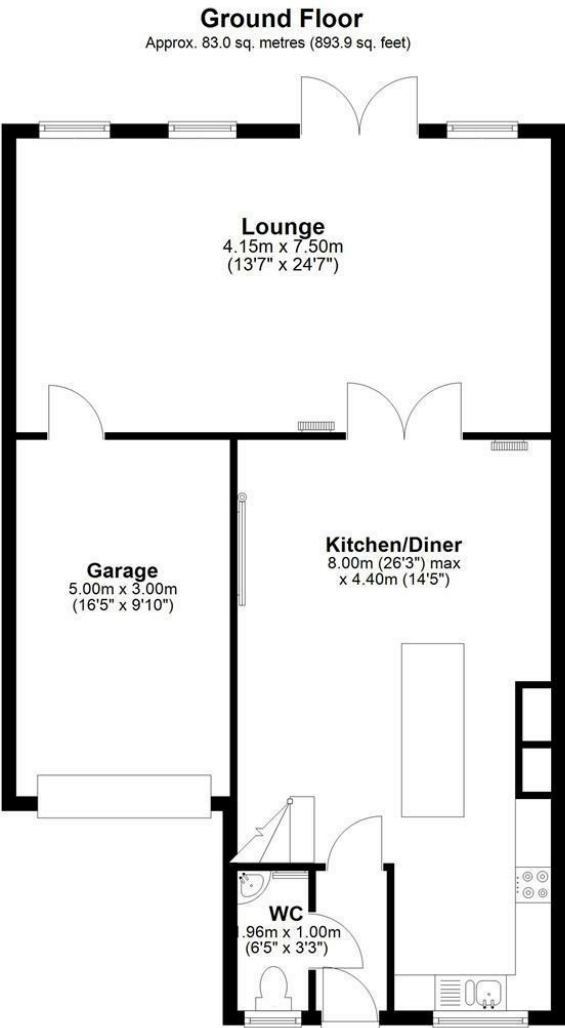
**Bedroom 2 14'5" x 7'10" (4.40 x 2.40)**

**Bedroom 3 11'5" x 7'10" (3.50 x 2.40)**

**Bathroom 6'2" x 6'6" (1.90 x 2.00)**

**Garage 16'4" x 9'10" (5.00 x 3.00)**

Floor Plan

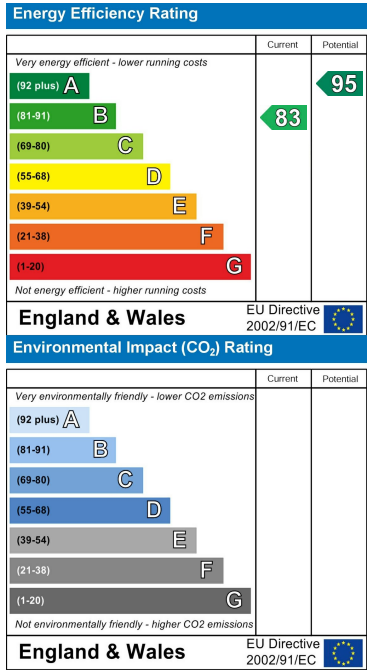


Total area: approx. 134.7 sq. metres (1449.5 sq. feet)

Area Map



Energy Efficiency Graph



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