



## **44 King John Terrace, Newcastle Upon Tyne, NE6 5XY**

### **Offers Over £160,000**

Hive Estates welcomes to the market this stunning two bedroom ground floor flat, refurbished in 2022 to a high standard the property is beautifully decorated, finished with contemporary fittings and flooring throughout. Located minutes from the vibrant Chillingham Road, Heaton and Ouseburn, the property is positioned ideally.

When you first enter the home, the inviting hallway is minimalist and clean, providing access to the initial rooms of the property. Located to the front of the property, the primary bedroom is vastly spacious and bright. Herringbone Parquet flooring contrasts against deep navy blue decor and black outline bringing definition to the space, whilst the tall feature bay window floods the room with natural light. Situated to the centre of the property, the contemporary bathroom furnished with black and forest green decor, is fitted with stone grey Terrazzo tiles, integral bath with shower overhead, pedestal wash basin and WC.

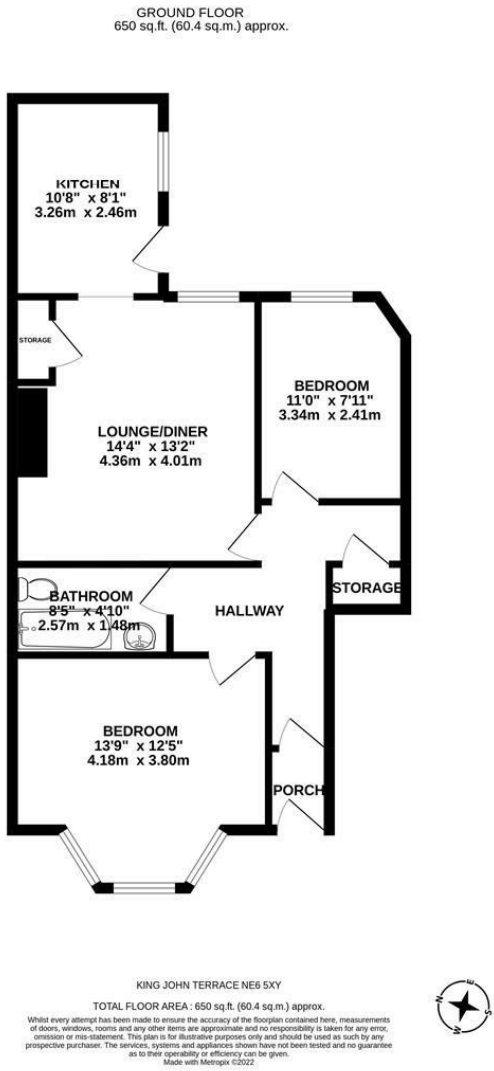
Tucked to the right of the hallway, the naturally light second double bedroom continues the Herringbone Parquet flooring whilst offering monochrome decor and modern finishes. Through to the expansive lounge, with teal blue hues and industrial style fittings, the room features integral storage and a substantial feature window, to create a warm and light space. Leading into the kitchen, equipped with charcoal grey matte cabinetry, contrasting stone effect countertops and metro tiled splash backs, the room offers a contemporary feel and is larger than most of its style. Fitted with an integrated hob, oven, sink, washing machine, and extractor hood as well as under counter space for other appliances and access to the rear yard, functionality is a key feature.

Externally, the private rear yard provides a tranquil yet social space, ideal for entertaining. Fitted with a fenced boundary and access to the rear lane, the space is fully secure, this property would be perfect for investors and first time buyers.

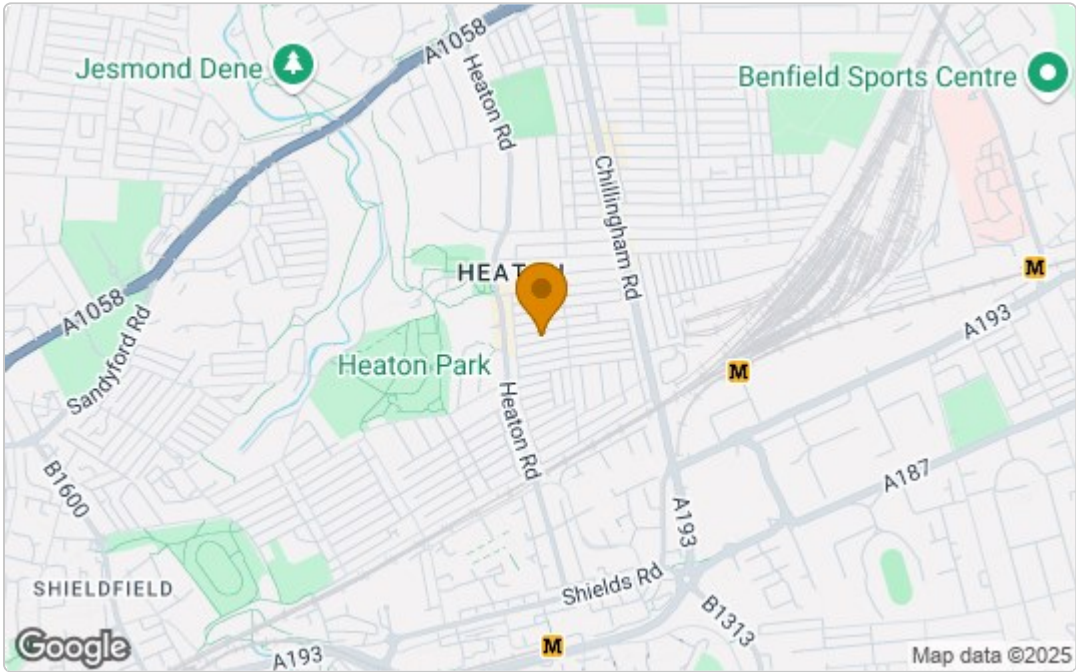




Floor Plan



Area Map



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Energy Efficiency Graph

