



**34 Cosgrove Court, Newcastle Upon Tyne, NE7 7NW**

**Offers Over £250,000**

Hive Estates are delighted to bring to market this superb three bedroom family home, ideally situated in the highly desirable Cosgrove Court, Longbenton. Beautifully maintained throughout and offering generous proportions, modern finishes and excellent outdoor space, this property is ready to move straight into.

The spacious living room is bright and welcoming, finished in soft decor with grey carpets and a feature fireplace creating a cosy focal point. Patio doors open directly onto the rear garden, flooding the room with natural light and providing seamless indoor outdoor living. The kitchen is a fantastic size and ideal for family life, featuring wood effect cabinetry, grey laminate worktops and a neutral tiled splashback. There is an integrated oven and hob, ample space for freestanding appliances, a breakfast bar and plenty of room for a large dining table. Additional built in sliding storage adds practicality. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the master bedroom is an impressive space with dual aspect windows allowing light to pour in. Finished in contemporary grey tones, it benefits from a modern ensuite with walk-in shower, vanity basin unit, WC and heated towel rail. The second bedroom is another generous double, bright and well presented. The third bedroom is also a double, offering flexibility as a nursery, dressing room or home office. The family bathroom is spacious and finished with neutral tiling, comprising a bath, vanity basin unit, WC and heated towel rail.

Externally, the property enjoys a neat front garden with established shrubs. To the rear, there is a low maintenance garden with patio area and astro turf, ideal for entertaining, along with direct access to the driveway. Perfectly located close to highly regarded schools, local shops, The Freeman Hospital and excellent bus and Metro links, this home offers both comfort and convenience in a sought after area.

**Lounge 11'11" x 13'1" (3.65 x 4.00)**

**Kitchen/Diner 18'8" x 11'11" (5.70 x 3.65)**

**WC 6'6" x 0'3" (2.00 x 0.08)**

**Bedroom 1 11'11" x 13'1" (3.65 x 4.00)**

**En-Suite 9'10" x 3'3" (3.00 x 1.00)**

**Bedroom 2 10'2" x 12'1" (3.10 x 3.70)**

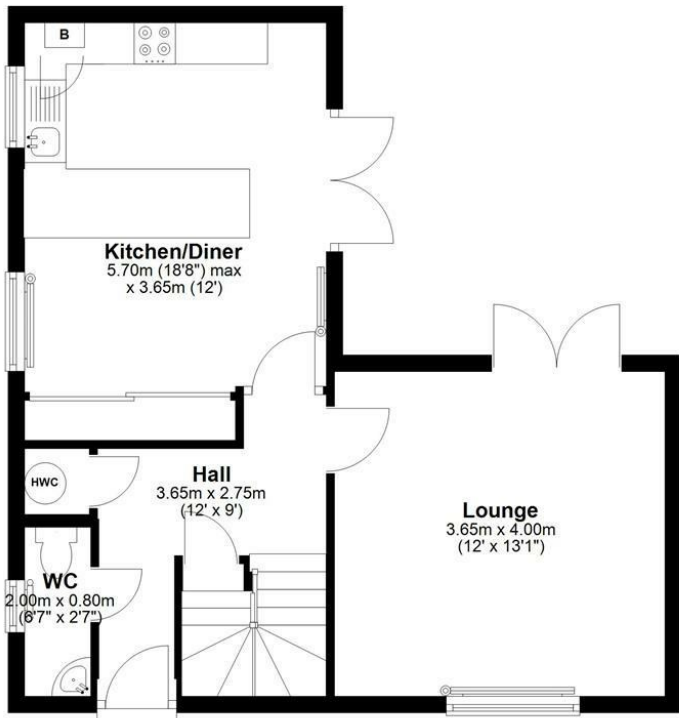
**Bedroom 3 9'2" x 8'10" (2.80 x 2.70)**

**Bathroom 9'2" x 6'6" (2.80 x 2.00)**

# Floor Plan

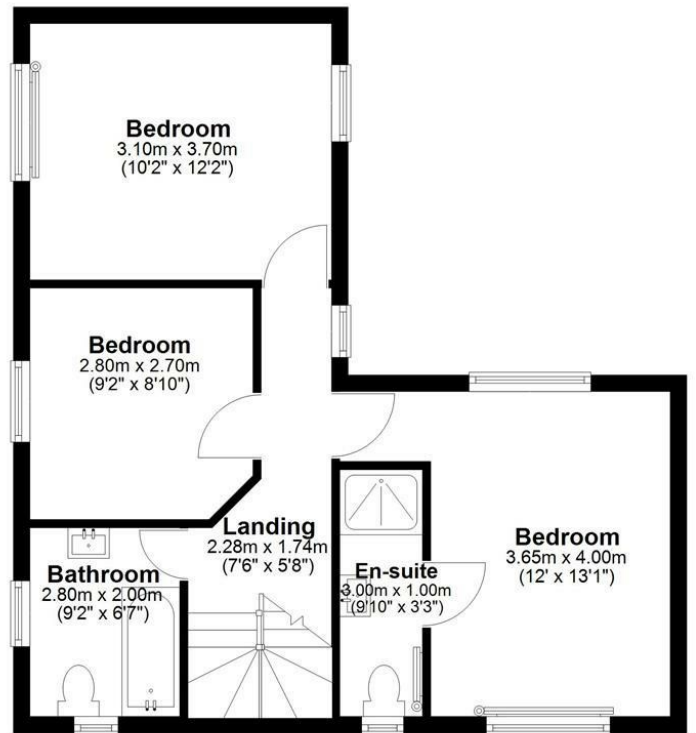
## Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



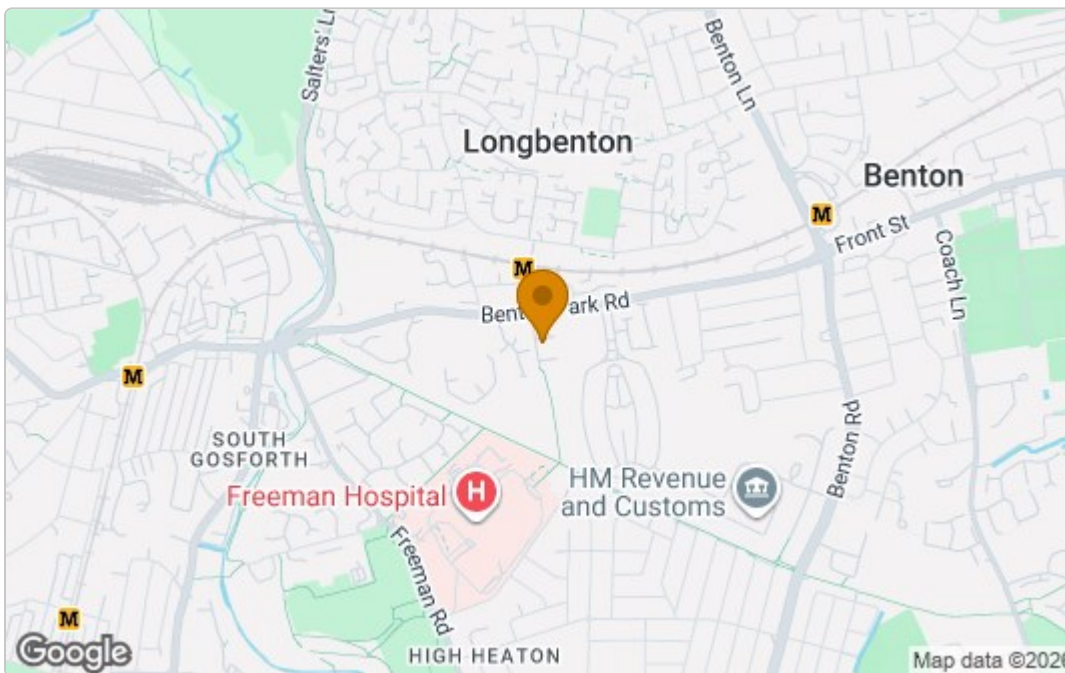
## First Floor

Approx. 46.4 sq. metres (499.2 sq. feet)

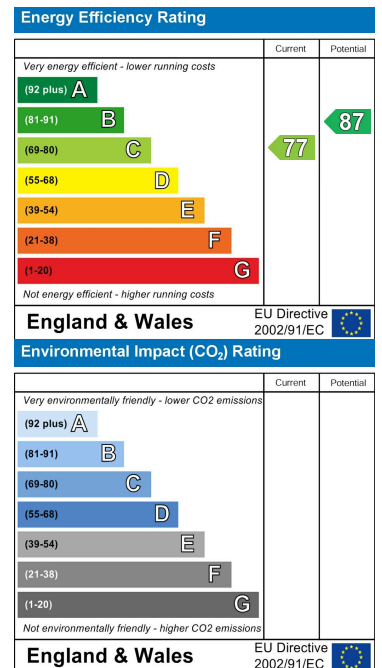


Total area: approx. 91.7 sq. metres (987.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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