



## 1 Moraine Crescent, Newcastle Upon Tyne, NE17 7DX

**Offers Over £295,000**

Hive Estates are pleased to bring to the market this substantial detached four bedroom dormer bungalow on Moraine Crescent, Blackhall Mill. Extending to approximately 1,941 sq ft / 180 sq m across two floors and set on a generous plot, the property occupies an enviable position with Milkwellburn Woods and Chopwell Woodland Park virtually on the doorstep and the River Derwent just moments away.

Entering through the porch, you step into a spacious hallway that reflects the generous proportions found throughout. The lounge is a comfortable, welcoming room centred on a feature fireplace. The well appointed kitchen offers wood cabinetry, a breakfast bar and integrated appliances including oven and hob, with direct access to a utility room and the substantial workshop beyond. A separate dining room features French doors opening into the conservatory, which flows directly out to the rear garden, creating well connected living and entertaining space.

The ground floor also provides two well proportioned bedrooms and a family bathroom with bath, wash basin, and WC. To the first floor are two further double bedrooms, including a generous principle bedroom served by a walk-in dressing room and a Jack and Jill steam shower room with integrated sauna, freestanding shower, WC and wash basin, accessible from both the dressing room and the landing. Additional storage rooms on the first floor add further practical value.

Externally, a driveway provides off street parking leading to a versatile workshop fitted with an air to air heat pump, suitable as a home office, gym or hobby space. The mature front garden adds to the kerb appeal, while the substantial rear garden, richly planted with mature trees, offers a genuinely peaceful setting that attracts abundant wildlife.

**Lounge 12'9" x 16'8" (3.90 x 5.09)**

**Kitchen/Breakfast Room 12'5" x 14'3" (3.80 x 4.35)**

**Dining Room 8'10" x 10'9" (2.70 x 3.30)**

**Conservatory 11'5" x 10'2" (3.50 x 3.12)**

**Utility 5'2" x 6'2" (1.60 x 1.90)**

**Bedroom 1 6'6" x 11'8" (2.00 x 3.56)**

**Bedroom 2 8'10" x 10'7" (2.70 x 3.25)**

**Bathroom 7'2" x 6'10" (2.20 x 2.10)**

**Bedroom 3 11'9" x 14'9" (3.60 x 4.50)**

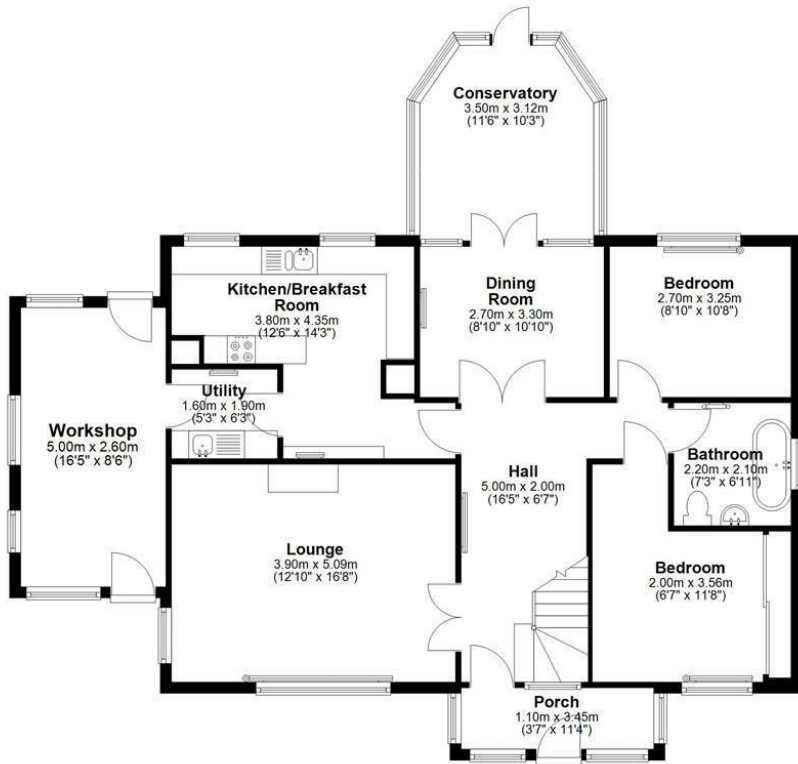
**Bedroom 4 10'5" x 19'8" (3.20 x 6.00)**

**Dressing Room 9'10" x 8'4" (3.00 x 2.55)**

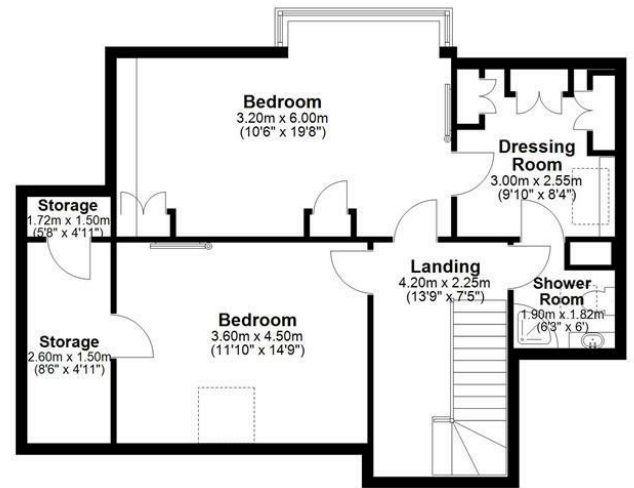
**Shower Room 6'2" x 5'11" (1.90 x 1.82)**

# Floor Plan

**Ground Floor**  
Approx. 114.7 sq. metres (1234.8 sq. feet)

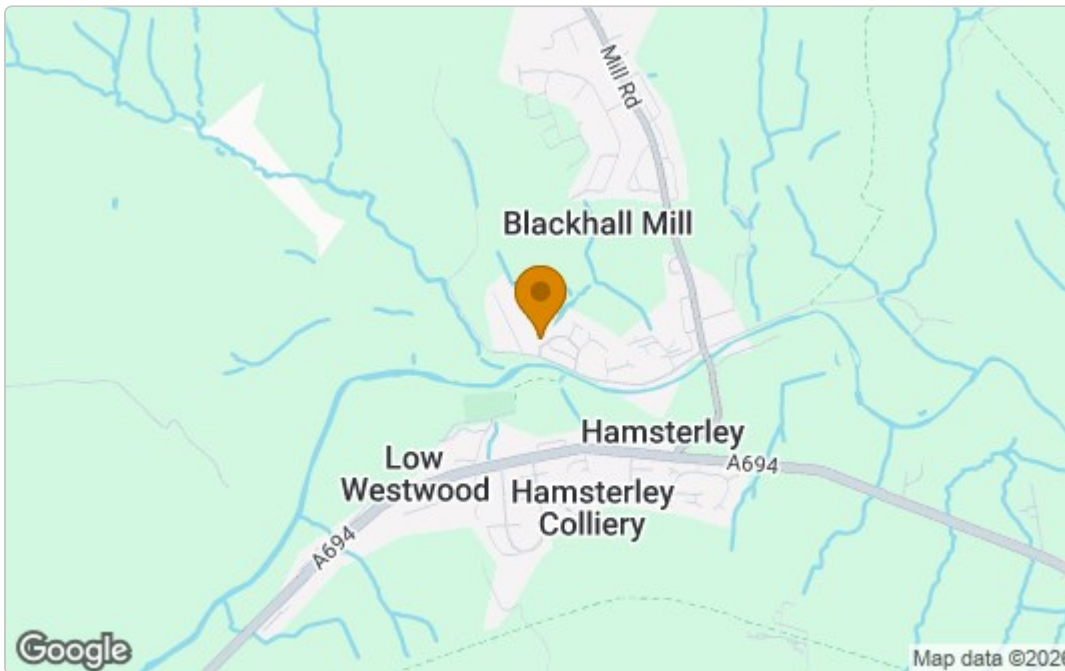


**First Floor**  
Approx. 65.7 sq. metres (706.9 sq. feet)

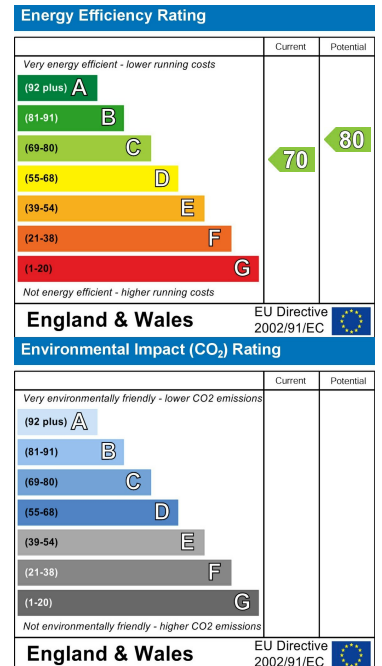


Total area: approx. 180.4 sq. metres (1941.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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