



**62 Dukesfield, Newcastle Upon Tyne, NE27 0EZ**

**Offers Over £260,000**

Hive Estates presents to the market this beautifully maintained three bedroom family townhouse, positioned on a quiet residential estate in Shiremoor. Ideally located close to local amenities, green spaces and excellent transport links, this home offers spacious and versatile accommodation across three floors.

Upon entering, the ground floor comprises a well appointed kitchen, generous dining room and convenient WC. Fitted with cream shaker-style cabinetry, dark wood effect laminate worktops and a black tiled splashback, the kitchen also benefits from integrated appliances including an oven, hob, fridge and freezer. To the rear, the dining room provides an excellent entertaining space, finished in soft grey decor with grey wood effect laminate flooring and French doors opening onto the garden, creating seamless indoor-outdoor living. A handy WC with basin completes this level. **WC 3'3" x 3'11" (1.00 x 1.20 )**

Occupying the first floor is the main living room, second bedroom and a contemporary shower room. Designed as a calm and inviting space, the living room features plush grey carpets, a feature wall and a Juliette balcony allowing plenty of natural light to fill the space. Currently arranged as a home office, the second bedroom is well proportioned and versatile, ideal as a guest bedroom or dressing room. Light grey decor and grey carpet complement the room, which also benefits from direct access to the shower room. Stylishly finished, the shower room includes a walk in shower cubicle, basin and WC, enhanced by light blue half height tiling. A spacious landing area offers additional flexibility, perfect for a reading nook or quiet seating area.

Completing the home on the second floor are the master bedroom with ensuite, third bedroom and family bathroom. Generous in size and filled with natural light from large windows, the master bedroom features a statement wall, grey carpeting, built-in sliding door wardrobes and an additional storage cupboard. Its ensuite is finished with half height grey tiling and includes a walk in shower, basin and WC. Positioned nearby, the third bedroom is boldly decorated and equally bright, offering flexible use as a nursery, guest room or home office. Serving this level, the family bathroom comprises a bath, basin and WC, complemented by white patterned wall tiles and grey wood effect flooring.

Externally, a double driveway provides off street parking and direct access to the garage. To the rear, the garden is thoughtfully arranged with patio, decking and lawn areas, offering space to relax and entertain. A fantastic opportunity to acquire a spacious family home in a popular and well-connected location.

**Lounge 11'5" x 14'9" (3.50 x 4.50)**

**Dining Room 11'5" x 14'9" (3.50 x 4.50)**

**Kitchen 14'9" x 7'2" (4.50 x 2.20)**

**Bedroom 1 12'5" x 14'9" (3.80 x 4.50)**

**En-suite 3'7" x 8'2" (1.10 x 2.50)**

**Bedroom 2 10'7" x 8'0" (3.25 x 2.45)**

**Bedroom 3 9'10" x 8'2" (3.00 x 2.50)**

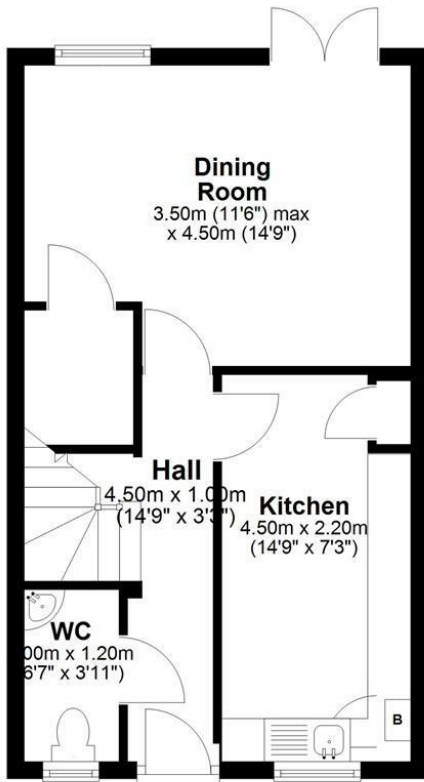
**Bathroom 6'6" x 6'6" (2.00 x 2.00)**

**Shower Room 3'11" x 8'0" (1.20 x 2.45)**

# Floor Plan

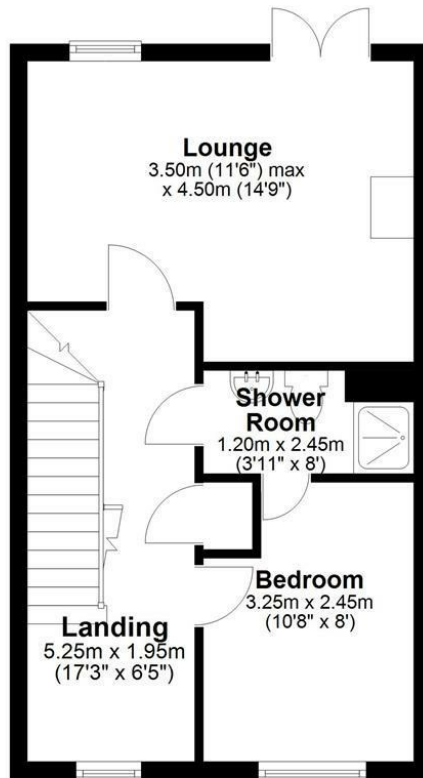
## Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



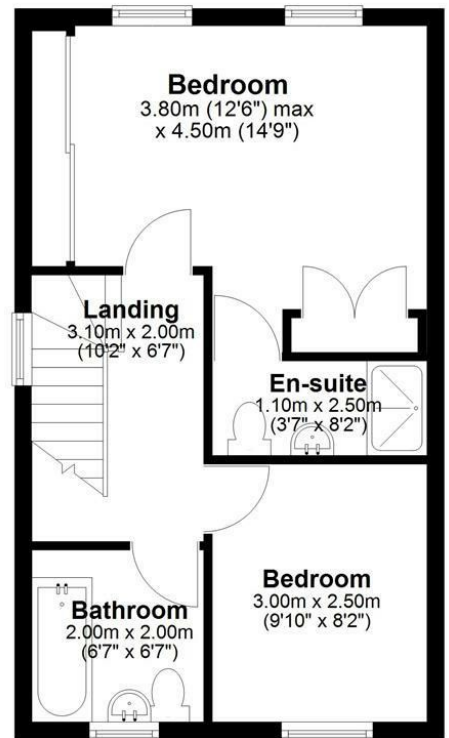
## First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



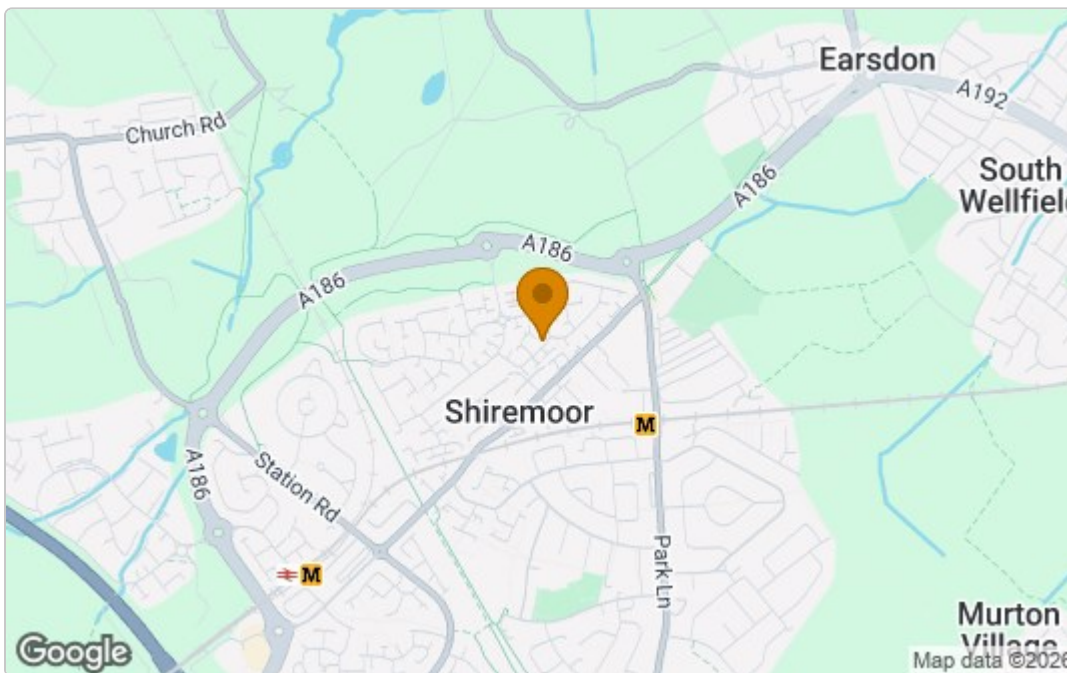
## Second Floor

Approx. 37.0 sq. metres (398.0 sq. feet)

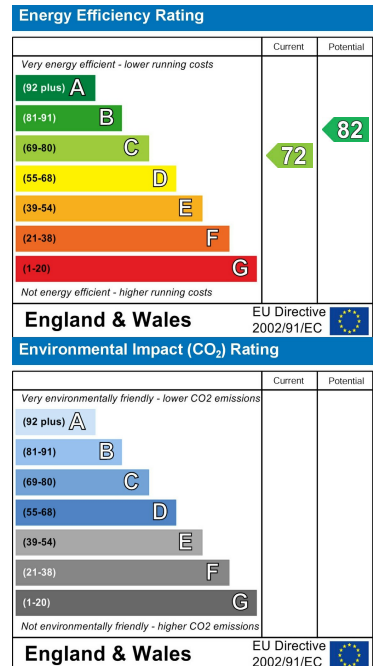


Total area: approx. 110.3 sq. metres (1187.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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