



## **4 Mullen Gardens, Newcastle upon Tyne, NE28 9EZ**

**Offers Over £155,000**

Hive Estates are delighted to present to the market this charming two bedroom semi-detached home, occupying a generous corner plot with extensive outdoor space and off street parking. Beautifully presented throughout, this spacious property offers modern interiors, versatile living accommodation, and a substantial wrap around garden, making it an ideal purchase for first time buyers, small families, or those looking to downsize without compromising on space.

Upon entering the property, you are welcomed into a bright and spacious open plan living, kitchen and dining area. The kitchen is fitted with contemporary cream high gloss cabinetry, complemented by wood effect worktops and a stylish white metro tiled splashback. Integrated appliances include an oven, hob, dishwasher, and washing machine, creating a practical and streamlined space. The room benefits from laminate flooring throughout, soft grey decor, ample room for both living and dining furniture, and useful understairs storage. French doors open into the conservatory, a versatile additional reception space flooded with natural light thanks to its large windows and further French doors leading directly out to the garden. Currently utilised as a dining area, this room offers excellent flexibility to suit a variety of lifestyles.

To the first floor, the generous principal bedroom is tastefully decorated in soft neutral tones with a feature accent wall and benefits from soft grey carpeting and a large window allowing plenty of natural light. The second bedroom is also well proportioned and enjoys neutral decor and grey carpeting, making it ideal as a guest bedroom, dressing room, nursery, or home office. The family bathroom features contemporary white metro tiling, a bold feature colour wall, patterned tiled flooring, a bath with shower over, wash basin, WC, and a heated towel radiator.

Externally, the property continues to impress. To the front, there is a small lawned garden with a pathway leading to the entrance. To the rear, the home benefits from a substantial wrap around garden with gated side access, offering an abundance of outdoor space. The garden incorporates two patio areas to the side and rear, alongside a lawned section, providing excellent areas for entertaining, relaxing, and family enjoyment. A large driveway to the side of the property provides off street parking for up to two vehicles. The property is also pleasantly positioned within a quiet cul-de-sac.

Situated in a highly desirable location, the property is within easy reach of Rising Sun Country Park and Mullen Road Park, while families will appreciate the proximity to well regarded schools including Wallsend Jubilee Primary School and Beacon Hill School. Excellent transport links are available via the Coast Road, providing convenient access to Newcastle city centre, the coast, and the A19 for commuters.

**Lounge 17'11" x 15'8" (5.48 x 4.78)**

**Kitchen 8'0" x 9'10" (2.45 x 3.02)**

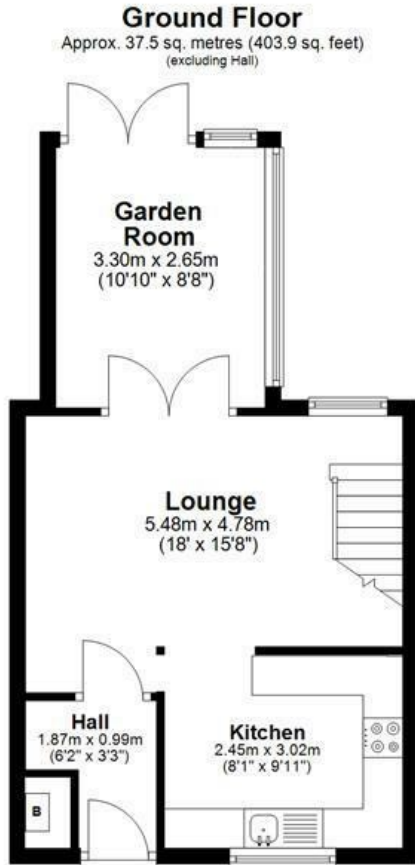
**Garden Room 10'9" x 8'8" (3.30 x 2.65)**

**Bedroom 1 9'5" x 12'1" (2.89 x 3.70)**

**Bedroom 2 8'1" x 9'1" (2.48 x 2.78)**

**Bathroom 5'1" x 6'2" (1.55 x 1.90)**

# Floor Plan

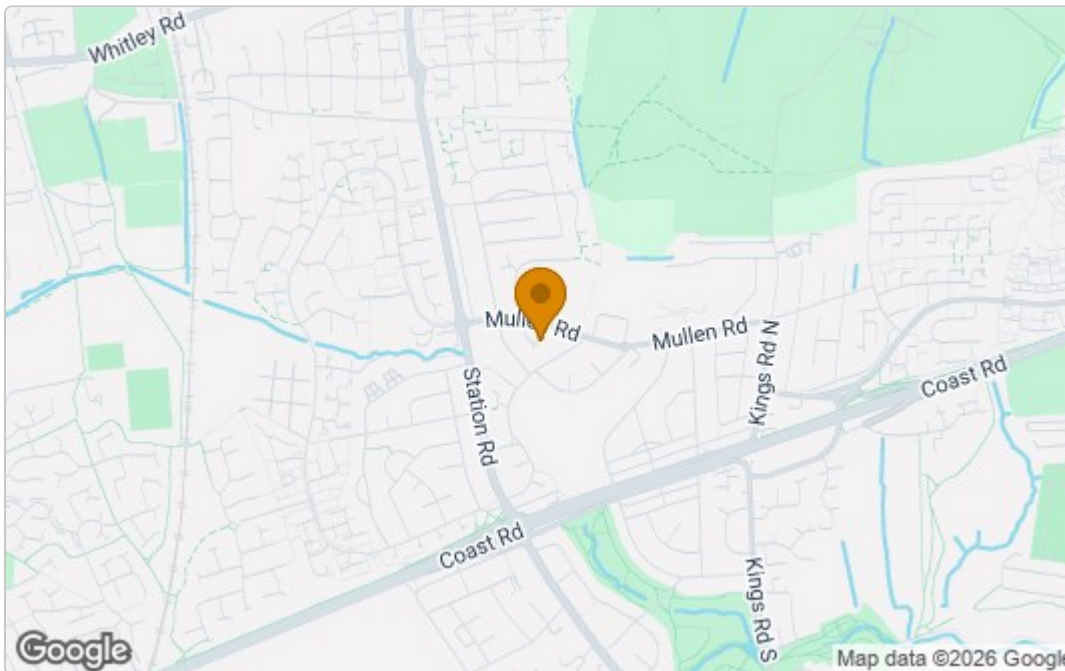


Total area: approx. 63.7 sq. metres (685.7 sq. feet)

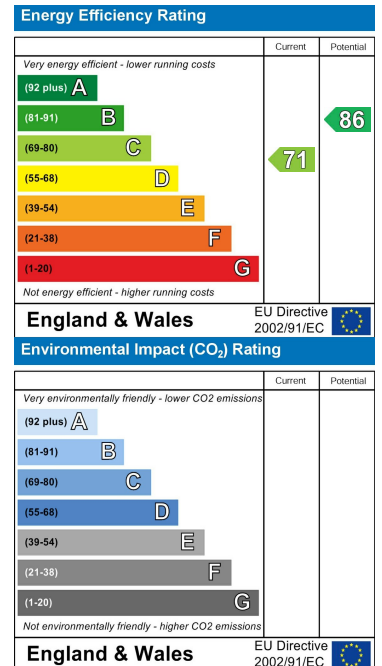
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairways, openings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement.  
Plan produced using PlanUp.

## Area Map

## 4 Mullen Gdns, Wallsend



## Energy Efficiency Graph



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