



**12 Ivy Drive, Newcastle Upon Tyne, NE23 8FP**

**Offers Over £300,000**

Hive Estates are delighted to present this stunning four bedroom family home in Cramlington, offering modern interiors, a spacious layout and fantastic outdoor space. With a double driveway, garage and a large rear garden, this property perfectly combines style, comfort and practicality, making it an ideal choice for family living.

Stepping inside, you are welcomed into a bright and airy lounge, finished with neutral decor and plush beige carpets. A large front facing window fills the space with natural light, creating a warm and inviting atmosphere. To the rear is an open plan kitchen and dining area, fitted with shaker-style cabinetry with beadboard panel inserts and a complementary wooden worktop. The adjoining dining space is perfect for entertaining, with French doors opening out onto the garden, while a convenient downstairs WC with feature wall and basin completes the ground floor.

Upstairs, there are four well proportioned bedrooms alongside a family bathroom and an ensuite. The master bedroom is a generous space with soft beige carpets, neutral décor and a large window, and leads into a modern ensuite with shower, basin, towel radiator and WC, all finished with stylish tiling. The second bedroom is also spacious and benefits from a built in sliding door wardrobe, while the third and fourth bedrooms, slightly smaller in size, are versatile and well lit, making them ideal as guest rooms, a home office or a dressing room. The family bathroom is well presented with beige textured half height tiling, matching floor tiles and a suite including a bath, basin, towel radiator and WC.

Externally, the property boasts a large rear garden laid to lawn with a patio area, providing plenty of space for outdoor living. There is also access into the garage, a double driveway to the side, and a neat lawn to the front, giving the home excellent curb appeal.

**Kitchen/Diner 14'9" x 18'4" (4.50 x 5.60)**

**Lounge 14'5" x 10'5" (4.40 x 3.20)**

**WC 8'0" x 2'11" (2.45 x 0.90)**

**Bedroom 1 12'9" x 9'2" (3.90 x 2.80)**

**En-suite 4'11". 3'11" (1.52. 1.20)**

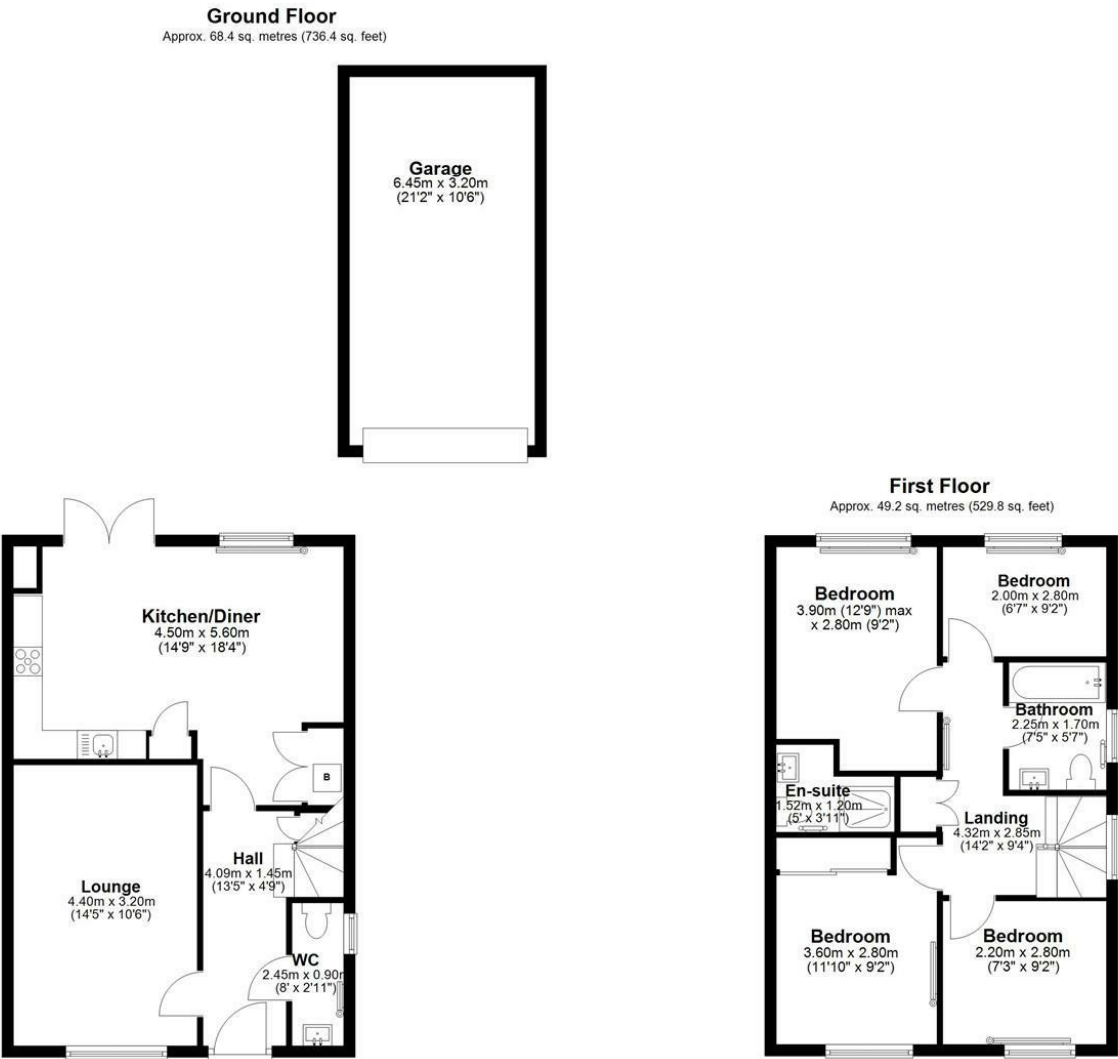
**Bedroom 2 11'9" x 9'2" (3.60 x 2.80 )**

**Bedroom 3 7'2" x 9'2" (2.20 x 2.80)**

**Bedroom 4 6'6" x 9'2" (2.00 x 2.80)**

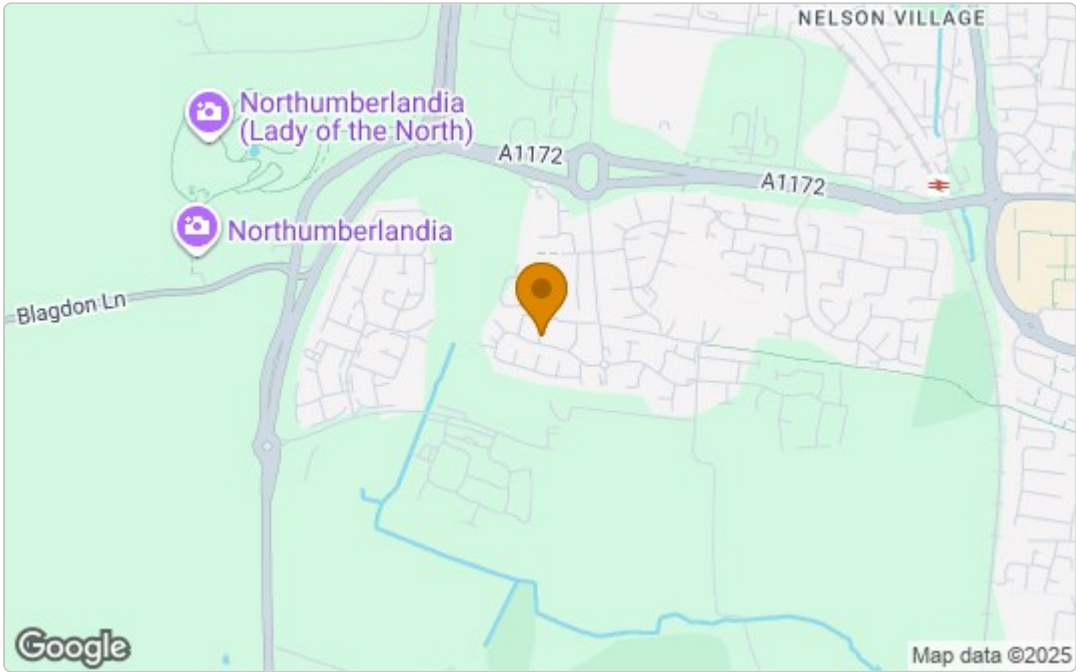
**Bathroom 7'4" x 5'6" (2.25 x 1.70)**

Floor Plan

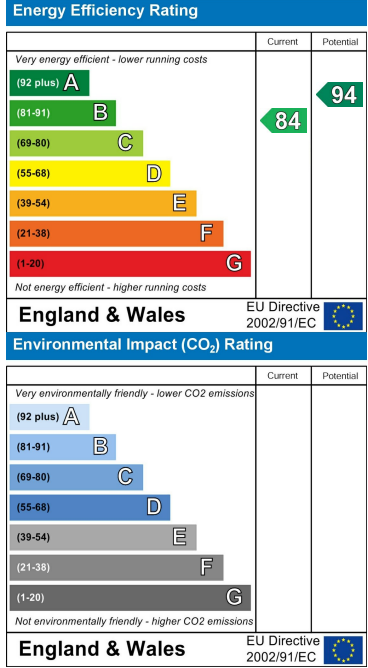


Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

Area Map



Energy Efficiency Graph



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