



## **8 Queens Court, Newcastle Upon Tyne, NE15 8JF**

**Offers Over £435,000**

Hive Estates are delighted to present to the market this well kept three bedroom detached bungalow, ideally positioned within a quiet cul-de-sac in Walbottle. Boasting impressive front and rear gardens, this lovely home offers spacious, light filled accommodation perfect for families, downsizers or those seeking single level living in a peaceful yet well connected location.

The living room is a large, bright and airy space finished in neutral decor with stylish dark wood flooring. Large windows and patio doors allow natural light to flood the room, creating a warm and welcoming setting for relaxing or entertaining. The impressive kitchen continues the dark wood flooring and features black woodgrain effect shaker cabinetry complemented by white marble worktops and a neutral marble effect splashback. A matching breakfast bar with dark wood effect worktop provides additional seating and preparation space. Integrated appliances include an oven, hob, fridge, freezer and microwave, with further space for freestanding appliances and ample storage throughout. The kitchen flows seamlessly into the dining area, which comfortably accommodates a large family dining table, making it perfect for hosting. Sliding doors open into a conservatory with floor to ceiling windows that flood the space with light and warmth, while patterned floor tiles add a stylish finishing touch.

The master bedroom is generously sized and finished with neutral decor, a feature wall and grey wood effect laminate flooring, enjoying plenty of natural light. The second bedroom is similar in size and style, also featuring a feature wall and grey wood effect flooring. The third bedroom is again well proportioned and offers versatility as a home office, guest bedroom or dressing room. The main bathroom comprises a large bathtub, walk-in shower, vanity basin unit, WC and towel radiator, finished with contemporary grey metro tiling and chrome fittings. There is also a useful additional utility space with basin and WC, ideal for laundry use.

Externally, the property continues to impress with a substantial rear garden featuring a decked seating area with pergola, a generous lawn and a dedicated children's play area, creating the perfect environment for entertaining and enjoying time with family and friends. Ideally situated close to the A69, the property offers excellent transport links to Newcastle city centre, Hexham and beyond, while also being conveniently located near local schools and shops. This is a fantastic opportunity to acquire a spacious, move in ready and energy efficient bungalow in a highly desirable residential setting.

**Lounge 19'0" x 13'7" (5.80 x 4.15 )**

**Kitchen/Diner 13'5" x 19'8" (4.10 x 6.00)**

**Conservatory 12'5" x 10'4" (3.80 x 3.15)**

**Utility 7'4" x 10'11" (2.25 x 3.34)**

**Bedroom 1 10'5" x 13'7" (3.20 x 4.15)**

**Bedroom 2 13'5" x 10'7" (4.10 x 3.25)**

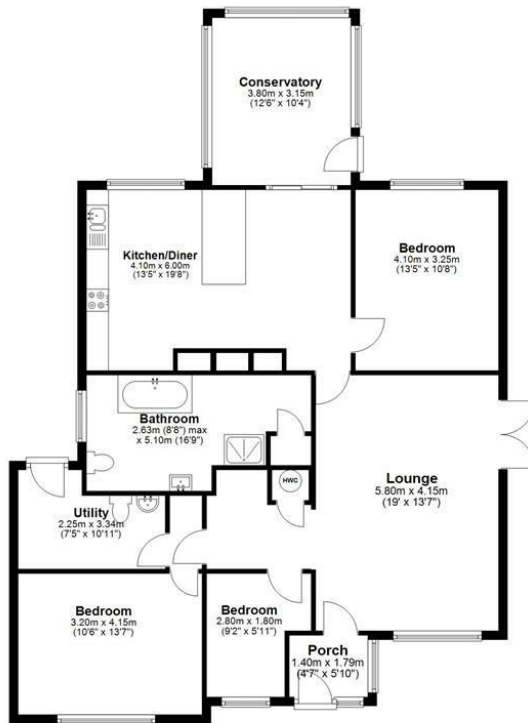
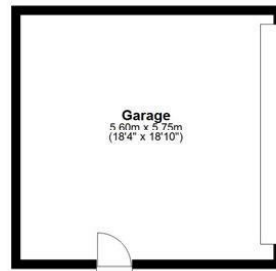
**Bedroom 3 9'2" x 5'10" (2.80 x 1.80)**

**Bathroom 8'7" x 16'8" ( 2.63 x 5.10)**

**Garage 18'4" x 18'10" (5.60 x 5.75)**

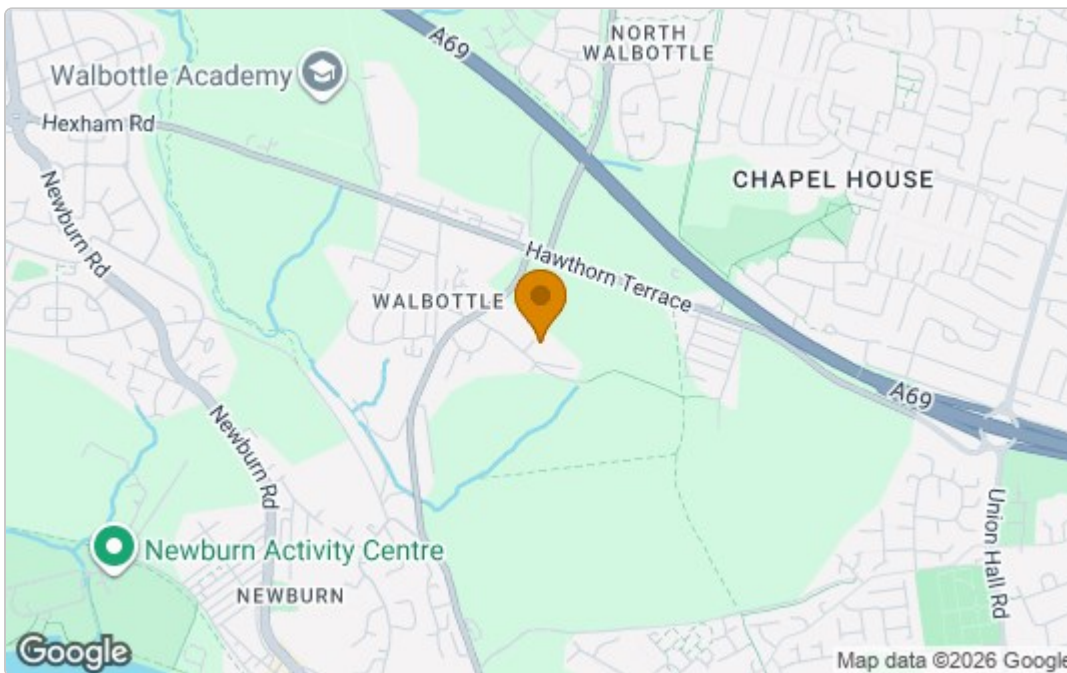
# Floor Plan

**Ground Floor**  
Approx. 157.2 sq. metres (1692.3 sq. feet)



Total area: approx. 157.2 sq. metres (1692.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.