







6



2



3

- **Stunning Family Home**
- **Sought After Location**
- **Three Bathrooms**
- **Double Garage**
- **Council Tax Band \*G\***
- **Three Storey Living**
- **Six Bedrooms**
- **Two Reception Rooms**
- **Close To Amenities**
- **Call For More Information**







Jan Forster Estates are delighted to bring to the market this impressive and beautifully presented family home, situated on the highly sought-after Greenside estate in Great Park.

Occupying a generous plot, this spacious and immaculate property offers extensive accommodation ideal for a growing family and is finished to a high standard throughout. Located just minutes from highly-rated schools, a growing town centre, and excellent transport links into Newcastle City Centre, this home effortlessly blends suburban tranquillity with urban convenience. Surrounded by lush green spaces, children's play areas, and scenic walking trails, this home offers more than just a place to live— it's a place to thrive.

The ground floor comprises a welcoming entrance hallway, a bright and airy lounge, a separate sitting room, and a full-width dining kitchen fitted with a range of integrated appliances – perfect for both everyday living and entertaining. A separate utility room provides additional functionality and leads to a convenient ground floor WC. To the rear, a stunning conservatory overlooking the landscaped rear garden, creating a tranquil space to relax.

On the first floor, you'll find an impressive guest bedroom complete with bespoke fitted wardrobes and a stylish en-suite shower room. This floor also hosts three further well-proportioned bedrooms, a versatile office/study, and a contemporary family bathroom WC.

The top floor is dedicated to a luxurious premier suite featuring a spacious bedroom with a private balcony, a separate dressing room with fitted wardrobes, and a sleek en-suite shower room.

Externally, the property boasts generous gardens with a mix of lawned, paved, and planted areas. The private driveway to the rear provides off-street parking and access to a detached double garage.

This exceptional home offers both space and style in abundance, all set within a desirable and family-friendly location. Please call 0191 236 2070 for more information.





Lounge 19'0" x 12'0" (5.80 x 3.67)

Sitting Room 9'11" x 11'2" (3.04 x 3.42)

Kitchen Dining Room 11'1" x 30'9" (3.40 x 9.38)

Conservatory 10'10" x 18'1" (3.32 x 5.52)

Utility Room 8'0" x 5'10" (2.45 x 1.79)

Bedroom One 17'1" x 15'8" (5.21 x 4.78)

Bedroom Two 16'5" x 11'5" (5.01 x 3.50)

Bedroom Three 13'11" x 11'3" (4.25 x 3.45)

Bedroom Four 10'9" x 11'5" (3.28 x 3.50)

Bedroom Five 9'6" x 11'4" (2.90 x 3.46)

Bedroom Six 6'2" x 7'5" (1.89 x 2.28)

Tenure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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