



3 Bedroom Terraced

Elmwood Park Court, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£215,000



- 3 Bedroom townhouse
- Stylish interior
- High specification
- Popular house style
- Fully fitted kitchen
- South facing garden
- Allocated parking
- Newcastle Great Park Town Centre nearby
- Close to sought after schools
- A1 nearby



3 Bedroom Terraced

Elmwood Park Court, Newcastle Great Park,
Newcastle Upon Tyne, NE13 9BP

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Three bedroom townhouse, front door leading through to small entrance porch, lounge, downstairs wc and breakfasting kitchen. First floor has bedroom two, bedroom three and the bathroom. The primary bedroom occupies the entire second floor.

Heated by gas central heating, fully UPVC glazed throughout.

The landscaped rear garden is south facing. Allocated parking to the rear.

Location

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity. Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh, a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

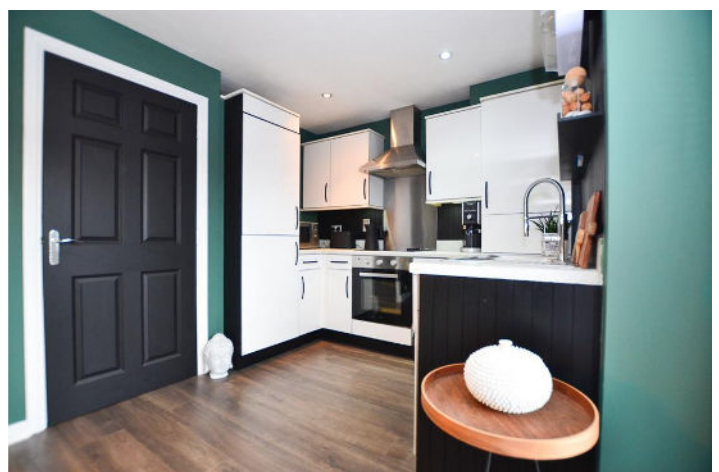
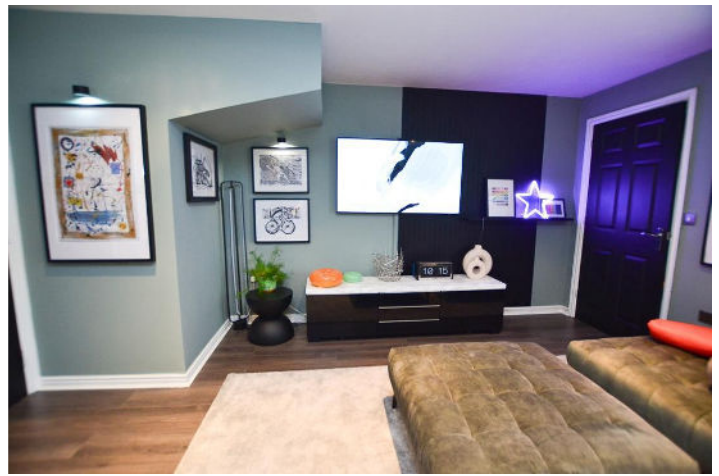
Great Park Academy is under construction and set to open in 2025, while Havannah First School, located near the Sage roundabout, has recently opened. This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery.

Property Description

Ground Floor

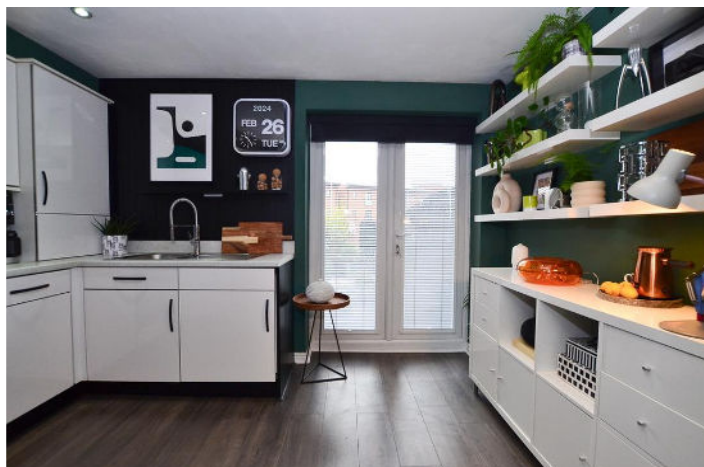
Lounge - 14' 11" x 8' 11" (4.57m x 2.72m) Spacious



lounge, hard flooring, wall-mounted tv point, radiator and spotlights.

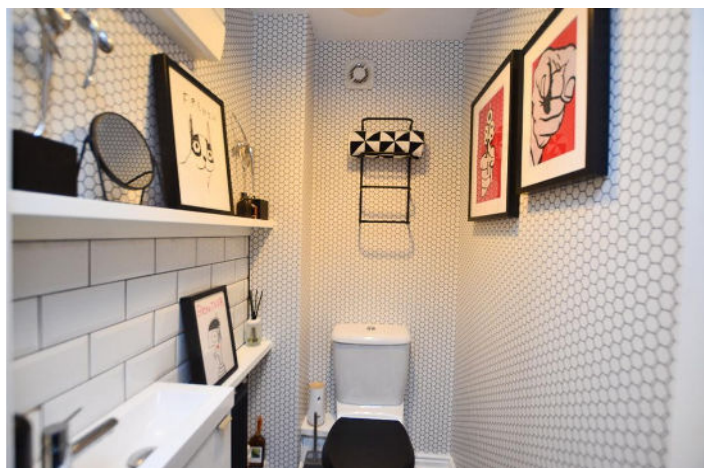
Breakfasting kitchen - 11' 10" x 8' 11" (3.61m x 2.72m)

Fully fitted kitchen with a range of wall, drawer and base units in white high shine gloss with matching worktops. Fitted appliances include fridge/freezer, washing machine, dishwasher, electric oven and gas hob with stainless steel splashback and extractor over. Hard flooring, spotlights and French doors leading out to rear garden.



Ground floor WC - 2-piece ground floor wc/cloaks.

Dual flush wc, oblong fitted sink with mixer tap in unit. Metro tiled splashback, designer wallpaper and hard flooring.



First Floor

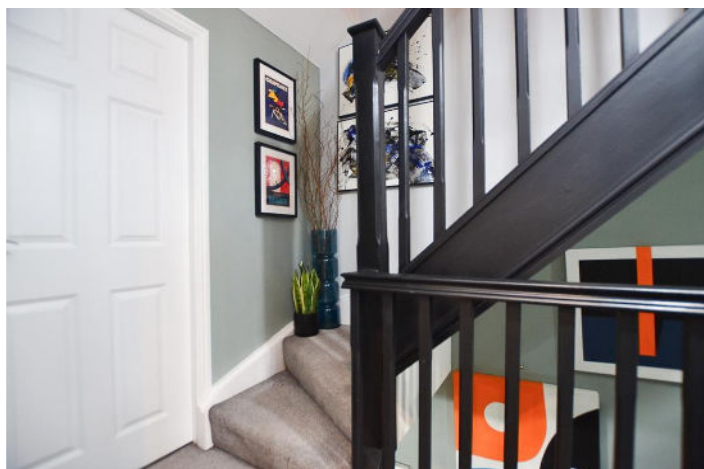
Bedroom three - 11' 10" x 7' 8" (3.61m x 2.36m)

Carpeted.

Bedroom two - 12' 0" x 11' 10" (3.66m x 3.61m)

Carpeted.

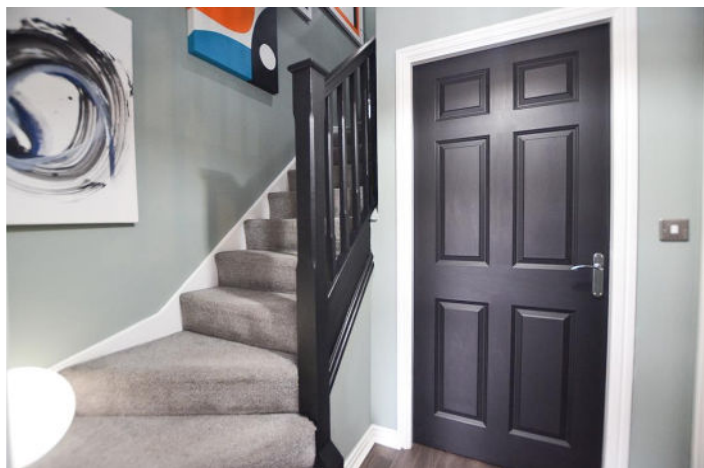
Bathroom - 7' 6" x 5' 6" (2.29m x 1.7m) 3-piece bathroom suite with dual flush wc, pedestal basin with mixer tap, panelled bath with glass screen and main-led shower over. Hard flooring, spotlights and privacy window.



Second Floor

Primary bedroom one - 19' 3" x 8' 5" (5.89m x 2.59m)

Carpeted. Velux window to rear elevation, Dormer window to front. Storage cupboard.







20 Elmwood Park Court



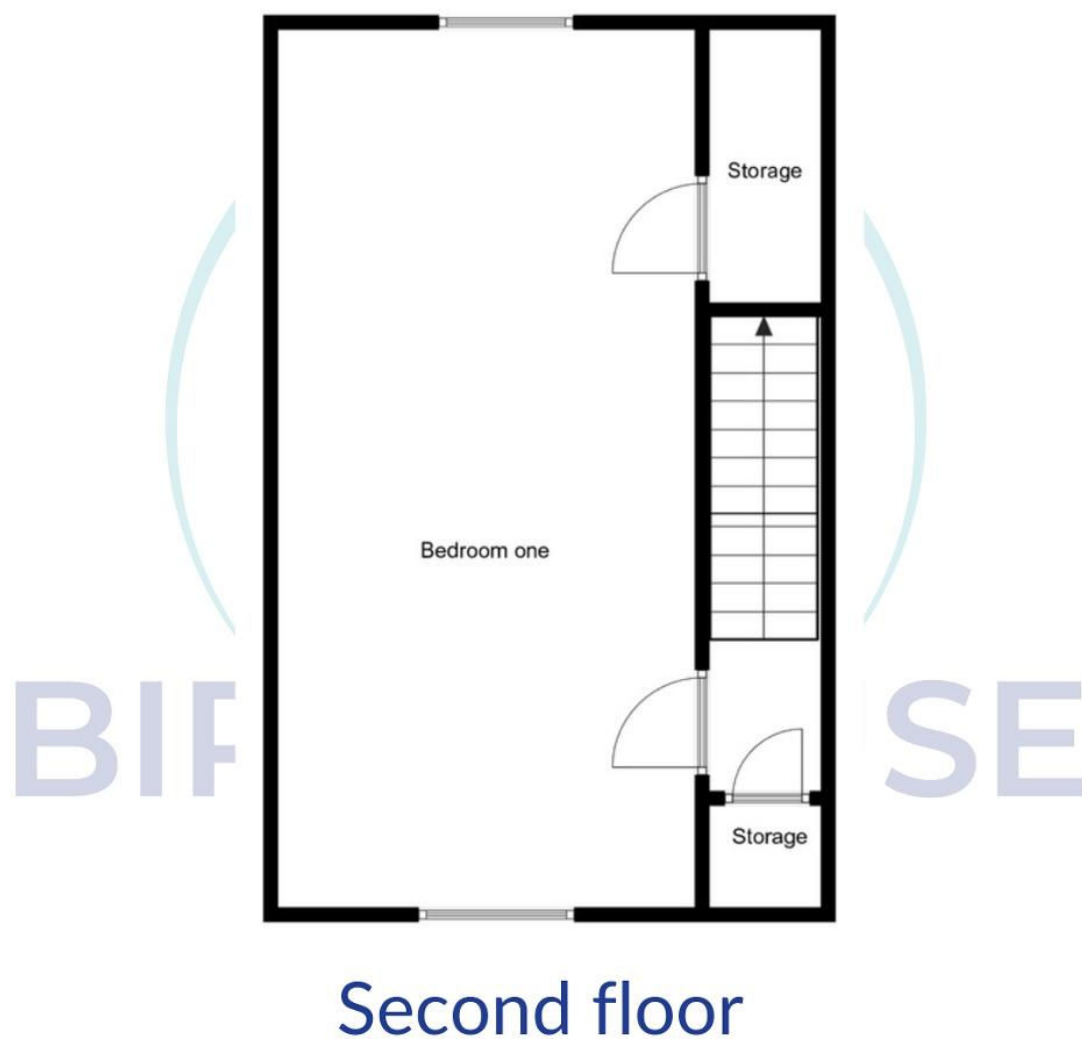
First floor

20 Elmwood Park Court



Ground floor

20 Elmwood Park Court



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.