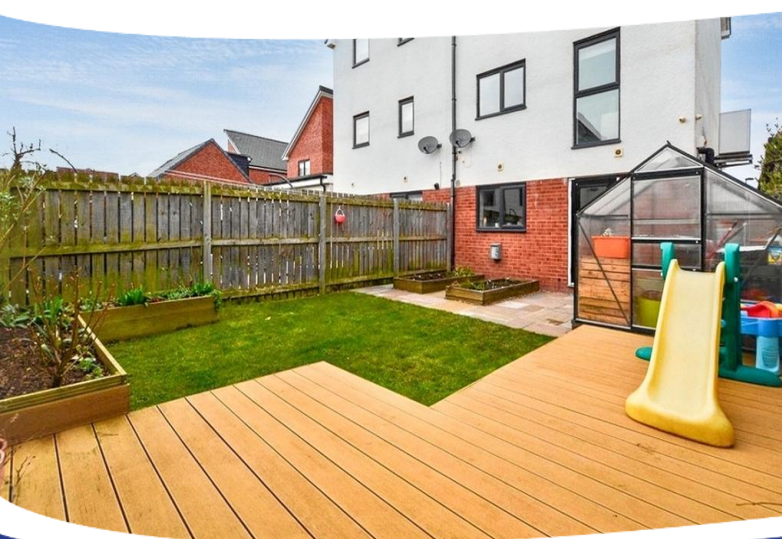




### 3 Bedroom Semi-Detached

Leasingthorne Way, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of  
**£275,000**



- Economical townhouse 3 floors • 3 Double bedrooms • Ingenious use of space • Kitchen/diner • Spacious lounge • Immaculate presentation • Garage and driveway • South facing garden • EPC rating A97 • Air source heat pump & solar panels





### 3 Bedroom Semi-Detached

Leasingthorne Way, Newcastle Great Park, Newcastle Upon Tyne, NE13 9BQ

Offers in Excess of  
**£275,000**

This pristine property consists of hallway with access to the integrated garage, ground floor wc, kitchen/diner. The first floor has spacious lounge and bedroom three. The second floor has the primary bedroom, en-suite, bedroom two and the family bathroom.

The current owners have upgraded the central heating system to an air source heat pump that has been thoughtfully installed to the side of the property. There are radiators and light fittings in all room. Fully upvc glazed throughout. The property has solar panels and home batteries.

There is a garden and driveway to the front of the property and a south facing landscaped garden to the rear with mainly patio, decked area, lawn, raised beds and planted borders.

Information provided by the current owners -;

The eco credentials of this property are unique thanks to the solar panels, home batteries and air source heat pump enabling an EPC rating of A97 with running costs of between £30 and £50 per month for energy bills.

## 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

**Hallway** - Laminate flooring, heating and alarm





controls. Usefully crafted under-stair storage. Door leading to integrated garage. The stairs are carpeted.

**Ground floor WC** - 2-piece suite consisting of dual flush wc and pedestal basin. Tiled splash back, lino flooring.

**Kitchen/diner** - 15' 5" x 9' 8" (4.71m x 2.96m) Fully fitted kitchen with wall, drawer and base units in high shine white gloss finish with contrasting wood effect worktops and black composite 1.5 inset sink with mixer tap. High level fitted electric oven, electric hob with mosaic tiling and extractor over. Integrated appliances include fridge/freezer and there is space for freestanding dishwasher and washing machine. Spot lights to ceiling. Hard flooring. Dining area with glass panelled door leads out to the garden

**Garden** - The garden boasts full south facing position with minimal shading from other buildings. Surrounded by timber fencing. Mainly Indian stone patio, lawn, composite decked area, planted borders and raised beds. Indian stone patio leads to gate at front of the property where there is a driveway and access to the garage.

**Internal garage** - Easy access from the hallway. Garage includes lighting and electricity sockets

## First Floor

**Lounge** - 15' 5" x 12' 6" (4.71m x 3.82m) Situated at the rear of the property with double windows allowing for plenty of light. Television point and telephone, single light fitting, carpeted.

**Bedroom three** - 13' 9" x 8' 9" (4.22m x 2.68m) Situated to the front of the property, Single light fitting and carpeted. The room has a fitted custom-built oak wooden double bed with storage and bookshelf.

## Second Floor

**Bedroom one** - 15' 5" x 10' 5" (4.71m x 3.19m) Situated to the rear of the property with single light fitting and carpeted. Fitted wardrobe with sliding doors.



**Bedroom two - 15' 5" x 9' 3" (4.71m x 2.84m)** Situated at the front of the property with dual glazing, single light fitting and cream carpet.

**Bathroom - 6' 4" x 6' 3" (1.94m x 1.94m)** White 3-piece suite including dual flush WC, floating basin with mixer tap and P-shaped panelled bath with mixer tap, glass screen and mains-led shower over. Brushed black fittings. Partially tiled walls and tiled flooring. Excellent use of space with custom built integrated oak furniture.



# Leasingthorne Way



## All floors

Score	Energy rating	Current	Potential
92+	A	97 A	101 A
81-91	B		
69-80	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.