



3 Bedroom Detached

Begonia Way, Newcastle Great Park, Newcastle Upon Tyne

£1,500 per month



- 3 Bedroom detached house
- Brand new property
- High specification
- Larger style of 3 bedroom
- Office on first floor
- Fitted kitchen and looility room
- Luxury flooring
- Garden (new turf coming soon)
- Garage and driveway
- The Bryneham by Taylor Wimpey



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Upon Tyne, NE13 9FY

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Front door leading into open plan space with spacious lounge leading to the kitchen/diner and looility room. The first floor has the primary bedroom with en-suite, bedroom two, bedroom three, the study and family bathroom.

The property is heated by gas central heating and has radiators and light fittings in all rooms. Download the app to control the heating. Solar panels and electric car charger.

The rear garden has patio and will be turfed.

Location

Why We Love Newcastle Great Park

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' 1" x 13' 7" (4.3m x 4.15m) Luxury carpet. Television/internet point.

Kitchen/diner - 14' 4" x 13' 7" (4.39m x 4.15m) Fully fitted kitchen with a range of wall, drawer and base units with matching worktops and inset stainless steel sink and draining board. Splashbacks. The fitted appliances include gas hob with extractor over, eye level double oven, fridge/freezer and dishwasher. Mood lighting in plinths. Luxury hard flooring. French doors lead out to the rear garden.

Lootility room - Useful use of space to create a dual flush wc, hand washing basin and bench space with washing machine and space for tumble dryer. Luxury hard flooring.

First Floor

Primary bedroom - 17' 2" x 10' 7" (5.25m x 3.24m) Carpeted. Leads through to dressing area and en-suite.

En-suite - 3-piece suite consisting of walk-in mains led shower, dual flush wc and floating basin with mixer tap. Partially tiled walls and hard flooring. Privacy window.

Bedroom two - 13' 6" x 9' 4" (4.12m x 2.86m) Carpeted.

Bedroom three - 11' 9" x 7' 2" (3.6m x 2.2m) Carpeted.

Office - 8' 3" x 6' 1" (2.54m x 1.86m) Carpeted with a useful cupboard.

Bathroom - 3-piece suite with dual flush wc, floating basin with mixer tap, panelled bath with mixer tap. Partially tiled, luxury hard flooring and privacy window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	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.