



3 Bedroom End Terraced

Willowbay Drive, Newcastle Great Park, Newcastle Upon Tyne

£1,150 per month



- 3 Bedroom End-of-Terrace House
- Popular location near town centre
- Close to both first schools
- Immaculate throughout
- Kitchen/diner to rear
- Double bedrooms
- Stylish kitchen and bathroom
- Good size rear garden
- Allocated parking to rear



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Upon Tyne, NE13 9EQ

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Entrance porch leads to lounge/diner and rear hallway. Wc and stairs leading up. Kitchen/diner with french doors leading to easy to maintain rear garden. First floor has 2 x double bedrooms plus the bathroom. The top floor is the main bedroom and storage.

The rear garden leads to allocated parking.

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/diner - 14' 9" x 11' 10" (4.5m x 3.61m)



Carpeted, television point.

WC - 2-piece suite with dual flush wc and pedestal basin.

Breakfasting kitchen - 11' 10" x 8' 9" (3.61m x 2.69m)
Range of wall, drawer and base units fitted
appliances include electric oven with gas hob with stainless steel splashback and extractor over. Space for fridge/freezer, washing machine and dishwasher. Hard flooring and decorative panelled walls. Spotlights. French doors lead to the garden.

First Floor

Bedroom two - 11' 10" x 10' 5" (3.61m x 3.2m)
Carpeted.

Bedroom three - 11' 10" x 8' 9" (3.61m x 2.69m)
Carpeted.

Bathroom - 3-piece suite consisting of dual flush wc, pedestal basin, panelled bath with shower over. Hard flooring.

Second Floor

Bedroom one - 18' 4" x 8' 5" (5.61m x 2.59m)
Occupying the entire top floor, carpeted with storage.



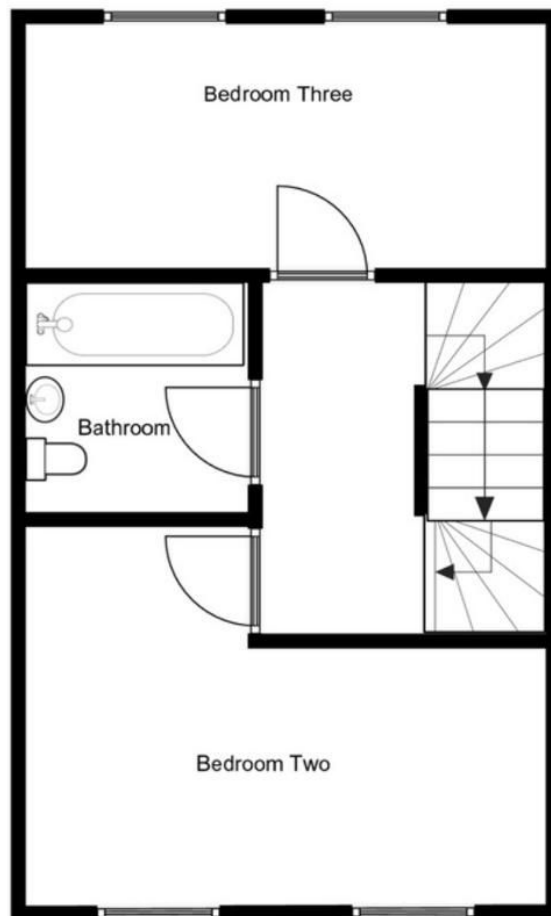
Floorplan(s)

Willowbay Drive



Ground Floor

Willowbay Drive



First Floor

Willowbay Drive



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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.