



3 Bedroom Semi-Detached

Lynemouth Way, Newcastle Great Park, Newcastle Upon Tyne

£245,000



- Semi-detached
- New fully fitted kitchen
- Ground floor wc
- 3 Bedrooms
- En-suite
- Balcony
- Integral garage and a driveway
- South facing landscaped gardens
- Solar panels
- Boarded out loft with ladders



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Lynemouth Way, Newcastle Great Park, Newcastle
Upon Tyne, NE13 9GA

Accommodation consists of entrance porch, lounge, ground floor wc and kitchen. The first floor has landing with large storage cupboard, main bedroom with en-suite, bedroom two, bedroom three and the family bathroom. The property is heated by gas central heating and has radiators and light fittings in all rooms.

Attractive garden to the front of the property surrounded by contemporary fencing and featuring purple slate and planted shrubs. Good sized rear garden benefits from being south facing and is attractively landscaped for easy maintenance. This enclosed garden is surrounded by timber fencing, finished off with patio area, lawn, shrubs and climbing plants. Outside tap. Gate leading around side of the house to the front. Single garage and driveway

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 - 15' 11" x 10' 4" (4.88m x 3.17m) Carpeted



lounge.

Kitchen - 18' 10" x 7' 6" (5.76m x 2.32m) Range of wall, drawer and base units finished with granite worktops. Fitted appliances include electric hob with extractor over, eye level double oven, dishwasher, washing machine and fridge/freezer. Luxury hard flooring, spot lights and French doors lead to the rear garden.

Ground floor WC - 2-piece suite consisting of dual flush wc and pedestal basin. Hard flooring.

First Floor

Main bedroom - 13' 11" x 9' 3" (4.27m x 2.83m) Situated to the front of the property and with French doors leading out to the balcony. Master bedroom has double fitted wardrobes with plain and glass sliding doors. Carpeted.

En-suite - 3-piece bathroom suite including large shower cubicle with mains led shower, pedestal basin with mixer tap and dual flush WC. Partially tiled, hard flooring, radiator and spotlights.

Bedroom two - 11' 2" x 8' 7" (3.41m x 2.62m) Situated to the rear of the property with fitted wardrobes and sliding glass doors, carpeted.

Bedroom three - 11' 10" x 7' 10" (3.63m x 2.41m) Situated to the rear of the property, carpeted.

Bathroom - 8' 9" x 5' 9" (2.68m x 1.77m) Spacious bathroom to include dual flush WC, pedestal basin with mixer tap and panelled bath with mixer tap. Partially tiled, hard flooring and contemporary heated towel rail. Spotlights to ceiling, privacy window with fitted blind.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	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.