



5 Bedroom Detached

Lambley Way, Newcastle Great Park, Newcastle Upon Tyne

£750,000



- Large detached house
- Five bedrooms
- Extended
- Extremely spacious
- Open plan downstairs living space
- 3 x en-suites and a family bathroom
- Landscaped rear garden
- Great Park with open aspect to front
- Main bedroom on first floor
- Balcony leading from 2nd floor bedroom



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Entrance hallway leading to study, downstairs wc/cloaks, open plan lounge, family room, kitchen and then onto the extended living space that has multiple uses. First floor has three bedrooms, two with en-suite. The second floor has a further two bedrooms, one with en-suite and the family bathroom.

Enclosed rear garden. To the front a small garden and double driveway.

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



Entrance hallway - Welcoming hallway with luxury hard flooring.

Lounge - 15' 1" x 12' 5" (4.6m x 3.8m) The open plan downstairs space in this property offers substantial living space. Flowing through to family room, kitchen/diner and large cinema room. Flooring is practical luxury flooring.

Study - 7' 2" x 10' 5" (2.19m x 3.2m) Luxury hard flooring.

Family room/diner - 10' 11" x 31' 10" (3.35m x 9.73m) An ideal area for a large dining table. Luxury hard flooring. French doors opening out to the rear garden.

Kitchen - 23' 9" x 13' 8" (7.24m x 4.2m) Stunning luxurious bespoke fitted kitchen a blend of high quality materials, custom craftsmanship thoughtfully designed blending functionality with elegance. A range of wall, drawer and base units including an island finished off with quartz worktops and gold accents. A full range of fitted appliances. Skylight above kitchen island. Spotlights and luxury flooring, partially tiled walls.

Extension - multi purpose room - 19' 8" x 17' 8" (6.01m x 5.4m) Cinema rooms with plenty of space for family activities. Luxury hard flooring. Bi-fold doors lead to garden.

Ground floor WC - Two-piece suite consisting of dual flush wc and pedestal basin.

Utility room - 6' 2" x 6' 2" (1.88m x 1.9m) Worktop and space for tumble dryer and washing machine.

Storage area -

First Floor

Landing - Carpeted stairs and landing.

Bedroom one - 20' 0" x 12' 5" (6.12m x 3.79m) Carpeted.

En-suite - Three piece suite consisting of wc, basin and shower. Partially tiled and hard flooring.



Walk-in-wardrobe -

Bedroom two - 15' 3" x 14' 10" (4.67m x 4.54m) Carpeted, small in cupboard.

En-suite - Three piece suite consisting of wc, basin and shower. Partially tiled and hard flooring

Bedroom three - 7' 4" x 10' 9" (2.26m x 3.29m) Carpeted.

Second Floor

Landing - Carpeted stairs and landing.

Bedroom four - 14' 8" x 13' 7" (4.49m x 4.16m) Carpeted.

En-suite - Three piece suite consisting of wc, basin and shower. Partially tiled and hard flooring

Balcony -

Bedroom Five - 14' 11" x 13' 1" (4.55m x 4m) Carpeted.

Family bathroom - 5' 11" x 8' 6" (1.82m x 2.6m) Three piece suite consisting of panelled bath, wc and basin. Partially tiled and hard flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 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.



