



3 Bedroom Semi-Detached

Heron Crescent, Newcastle Great Park, Newcastle Upon Tyne

£250,000



- 3 Bedroom semi-detached house
- Sought-after house style
- Lounge to front
- Kitchen/diner to rear with panelled wall
- Excellent presentation
- Easy to maintain rear garden
- Bathroom, en-suite and ground floor wc
- Detached garage and driveway
- Close to local shops including Morrisons
- Excellent schools nearby



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Heron Crescent, Newcastle Great Park, Newcastle
Upon Tyne, NE13 9DA

Well presented 3 bedroom semi-detached house. Entrance hallway leads to hallway/stairs, lounge, ground floor wc and kitchen/diner to rear. The first floor has main bedroom, en-suite, bedroom two, bedroom three and family bathroom. The property is heated by gas and has radiators and light fittings in all rooms. Upvc glazed throughout.

The rear garden is mainly patio and turf.

The garage is detached and with 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



Hallway - Hard flooring and carpeted stairs.

Lounge - 13' 11" x 12' 1" (4.27m x 3.69m) Hard flooring, wall mounted television point.

Kitchen/diner - 15' 5" x 9' 5" (4.72m x 2.9m) Stylish kitchen with a range of wall, drawer and base units in blue with contrasting worktops fitted appliance include fridge/freezer, dishwasher, electric oven, gas hob with extractor over. Tiled walls, tiled flooring and spotlights. Space for freestanding washing machine. French doors lead out to rear garden. Dining end has feature panelled wall.

Ground floor wc - 2-piece suite consisting of wc and pedestal basin. Tiled flooring.

First Floor

Bedroom one - 8' 7" x 9' 3" (2.63m x 2.83m) Carpeted, fitted wardrobes.

En-suite - 3-piece suite consisting of shower cubicle with electric shower, pedestal basin with mixer tap and dual flush wc. Tiled shower, tiled splashback and tiled flooring. Privacy window.

Bedroom two - 10' 9" x 8' 7" (3.3m x 2.63m) Carpeted.

Bedroom three - 11' 7" x 6' 6" (3.55m x 2m) Carpeted.

Main bathroom - 6' 7" x 5' 6" (2.04m x 1.7m) 3-piece suite consisting panelled bath with glass screen and shower over, pedestal basin with mixer tap and dual flush wc. Tiled walls and tiled flooring and spotlights.





Heron Crescent ground floor



Heron Crescent first floor



Score	Energy rating	Current	Potential
92+	A		95 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.