



3 Bedroom Detached

Greville Gardens, Newcastle Great Park, Newcastle Upon Tyne

£265,000



- 3 Bedroom detached house
- Main bedroom with en-suite
- Well presented throughout
- Fitted kitchen with utility room
- Within walking distance of local schools
- Close to the town centre
- NO CHAIN
- Sunny landscaped rear garden
- Detached garage and driveway
- Bus route nearby



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Entrance hallway leading to lounge, kitchen/diner and utility room. Three bedrooms, en-suite and family bathroom. The rear garden is enclosed with lawn, planted borders, decked area and patio. The property is heated by gas central heating with radiators and light fitting in all room. Fully upvc glazed throughout with composite security front door.

To the front of the property is lawn, driveway and detached garage.

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

Entrance hallway - Tiled flooring, carpeted stairs.



Lounge - 13' 3" x 12' 9" (4.05m x 3.9m) Carpeted, fitted blind and television point.

Kitchen/diner - 18' 0" x 9' 10" (5.5m x 3m) Fully fitted kitchen wall, drawer and base units with contrasting worktops. Fitted appliances include dishwasher, fridge/freezer, electric oven with gas hob and tiled splashback with extractor over, inset stainless steel sink. Spotlights and tiled flooring. French doors lead out to rear garden.

Utility room - 5' 9" x 4' 1" (1.76m x 1.26m) Bench space with units above and free standing appliances washing machine and tumble dryer.

Downstairs WC -

First Floor

Main bedroom - 12' 9" x 10' 5" (3.9m x 3.2m) Carpeted.

En-suite - 5' 10" x 5' 8" (1.8m x 1.75m) 3-piece suite consisting of walk in shower, basin with mixer tap, dual flush wc. Luxury flooring and privacy window.

Bedroom two - 9' 6" x 9' 5" (2.9m x 2.88m) Carpeted.

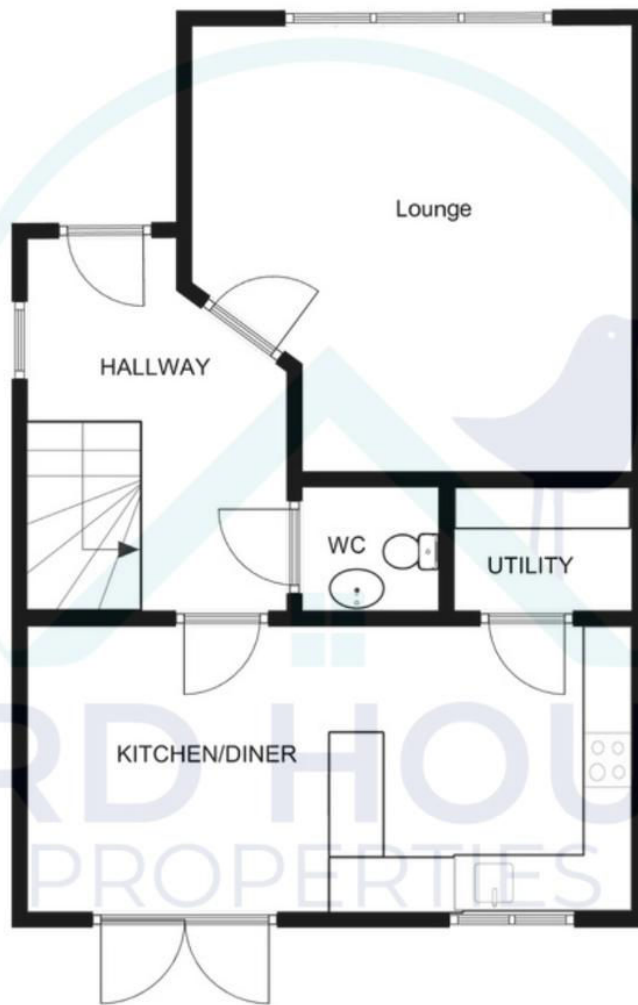
Bedroom three - 9' 6" x 8' 2" (2.9m x 2.5m) Carpeted.

Family bathroom - 6' 10" x 5' 4" (2.1m x 1.65m) 3-piece bathroom suite consisting of panelled bath with shower fitment, pedestal basin with mixer tap and dual flush wc. Privacy window, partially tiled walls and luxury hard flooring.

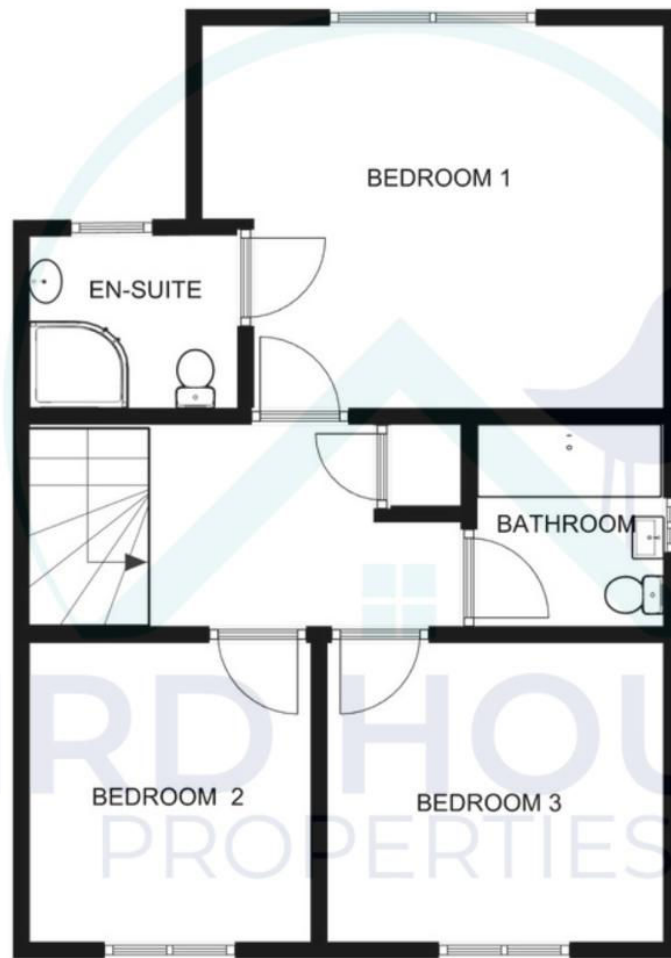




Greville Gardens



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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.