



BIRD HOUSE
PROPERTIES



3 Bedroom Semi-Detached

Willowbay Drive, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£250,000



- Semi-detached house • B energy rating • Excellent location within Great Park •
- Near town centre and excellent schools • Kitchen/diner • Spacious lounge •
- Downstairs wc, en-suite and bathroom • Garage partly converted into gym •
- Landscaped rear garden with decked area • Double driveway



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Upon Tyne, NE13 9EP

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Entrance hallway leads to lounge, ground floor wc and kitchen/diner with French doors leading out to rear garden, the garage has been partially converted into gym. The first floor has the master bedroom with en-suite, bedroom two, bedroom three and bathroom. The property is fully upvc glazed throughout with composite front door, heated by gas central heating with radiators and light fittings in all rooms.

Outside the property has a landscaped rear garden with patio, lawn and decked area. To the front of the property has access to the integrated garage space with double 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 built and set to open September 25, 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.

Disclaimer:

These sales particulars have been prepared by Bird House Properties Limited with information provided by the seller and other sources believed to



be reliable. However, they are intended as a guide only and do not constitute any part of an offer or contract. All statements, descriptions, dimensions, and measurements are for guidance purposes only and should be independently verified. Neither the agent nor the seller makes any representations or warranties regarding the accuracy of the details contained herein. Prospective buyers are advised to make their own enquiries and inspections.

Property Description

Ground Floor

Entrance hallway -

Lounge - 16' 1" x 10' 3" (4.93m x 3.13m) Hard floor, wall mounted television point.

Ground floor wc - 2-piece suite consisting of dual flush wc and basin.

Kitchen/diner - 18' 10" x 7' 7" (5.75m x 2.34m) Range of wall, drawer and base units with fitted appliances including fridge/freezer, dishwasher, washing machine, electric oven and gas hob with extractor over. Hard flooring, spotlights and additional light fitting. Glazed double doors lead to lounge and French doors lead to rear garden.

Converted garage room -

First Floor

Bedroom one - 13' 10" x 9' 6" (4.24m x 2.9m) Carpeted and fitted wardrobes.

En-suite - 3-piece suite consisting of shower, basin and dual flush wc. Privacy window, mirrored wall and hard flooring.

Bedroom two - 11' 3" x 8' 8" (3.43m x 2.66m) Carpeted.

Bedroom three - 9' 10" x 7' 10" (3m x 2.41m) Hard flooring.

Bathroom - 8' 9" x 5' 8" (2.67m x 1.73m) 3-piece suite consisting of bath with shower over and glass screen, basin and dual flush wc. Heated towel rail,

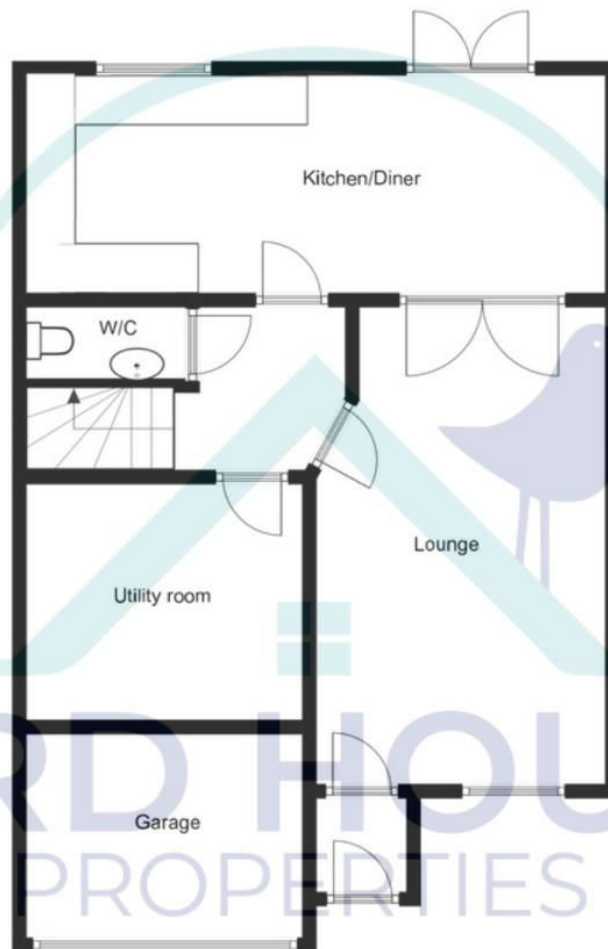


privacy window and hard flooring.



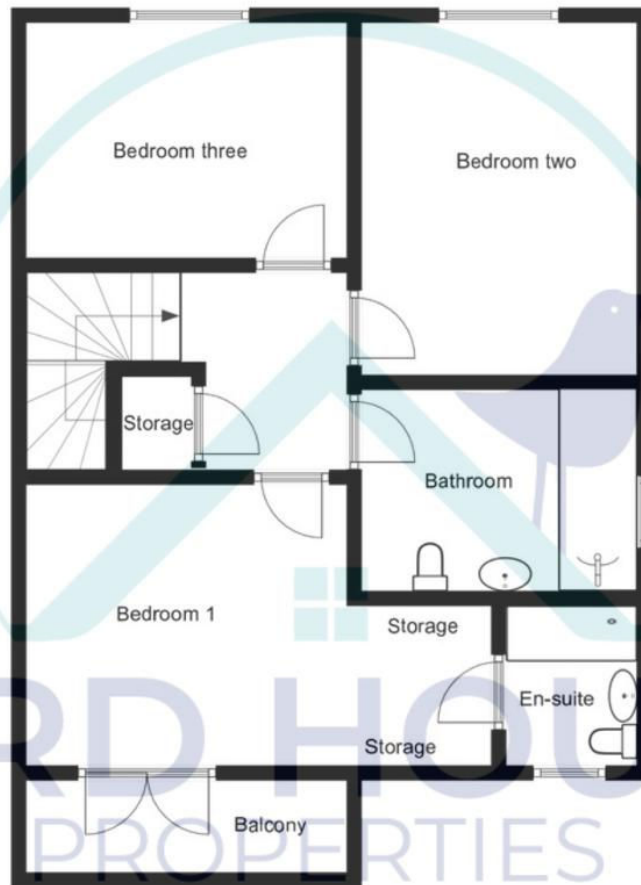
Floorplan(s)

Willowbay Drive



Ground Floor

Willowbay Drive



First Floor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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.