



BIRD HOUSE
PROPERTIES



3 Bedroom Semi-Detached

Speckledwood Way, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£255,000



- 3 Bedroom semi-detached house
- Nearly new
- Lounge with feature wall
- Partial converted garage
- Landscaped garden
- Beautifully presented
- Driveway
- Close to the town centre & schools
- Bus route nearby
- Balcony



3 Bedroom Semi-Detached

Speckledwood Way, Newcastle Great Park, Newcastle
Upon Tyne, NE13 9EB

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Entrance hallway leading to lounge, ground floor wc and kitchen/diner. Utility room. First floor with bedroom one with balcony access, en-suite, bedroom two, bedroom three and family bathroom. The property is heated by gas with radiators and light fittings in all rooms. Fully upvc glazed throughout with a composite front door.

The rear garden has patio, raised lawn, additional patio and planted borders.

To the front the property has a 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.

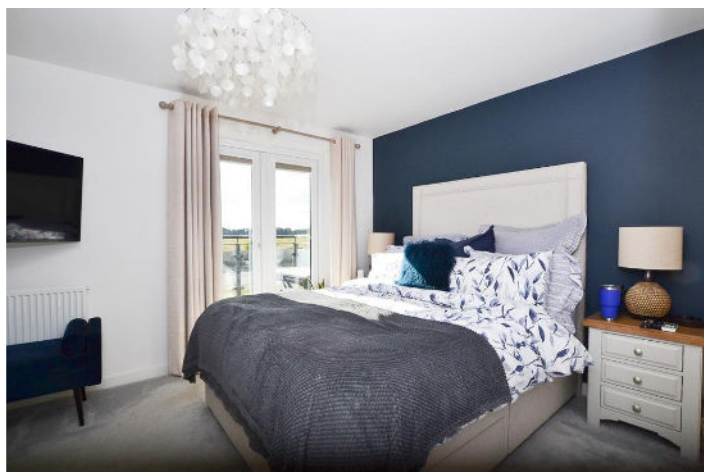
Dining options include Kwai Feh, a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

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 - Luxury wood flooring and carpeted stairs.

Lounge - 16' 1" x 10' 3" (4.93m x 3.13m) Carpeted flooring, stylish feature wall.

WC/cloaks - 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 in glossy finish with contemporary handles and contrasting worktops. Fitted appliances include electric oven and gas hob with stainless steel splashback and extractor over plus dishwasher. There is space for freestanding washing machine and fridge/freezer. Wood flooring and spotlights. French doors lead to rear garden.

Utility room/storage - Partial garage conversion to allow for storage and additional appliances.

First Floor

Main bedroom - 13' 10" x 9' 6" (4.24m x 2.9m) Carpeted, feature wall, television point and French doors leading to balcony.

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

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

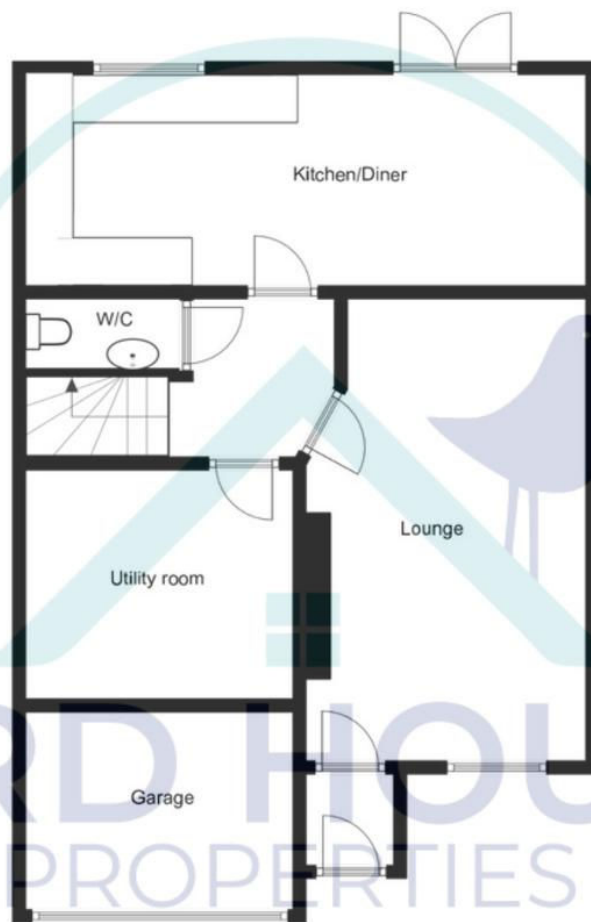
Bedroom three - 9' 10" x 7' 10" (3m x 2.41m) Carpeted.



Family bathroom - 8' 9" x 5' 8" (2.67m x 1.73m) 3-piece suite consisting of panelled bath, basin and dual flush wc. Privacy window, hard flooring and spotlights.

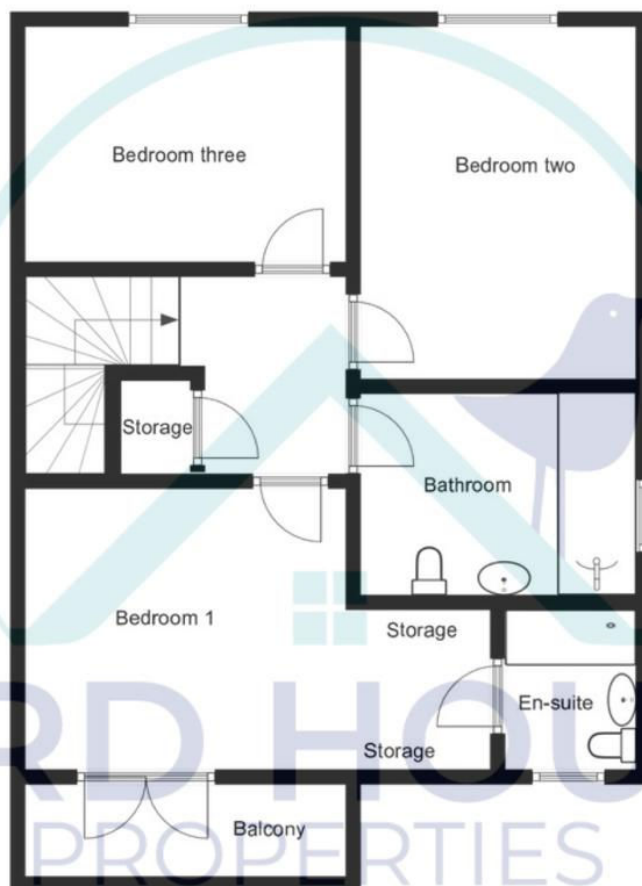


Speckledwood Way



Ground Floor

Speckledwood Way



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.