



3 Bedroom End Terraced

£1,200 per month

Plumeria Drive, Newcastle Great Park, Newcastle Upon Tyne

- End of Terrace • Brand new house • 3 Double bedrooms • Spacious lounge •
- Breakfasting kitchen • Ground floor wc • Family bathroom • Garden and allocated
- parking • Energy performance band B • Popular Great Park

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Upon Tyne, NE13 9GD

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Accommodation consists of entrance porch, lounge, wc/cloak and breakfasting kitchen. The first floor has bedrooms two and three and the bathroom. The entire second floor has the main bedroom and cupboard space.

The property is heated by gas central heating with radiators and light fittings in all room.

Outside to the front of the property there is a driveway and to the rear an enclosed garden.

Useful electric car charging port.

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. The latest addition opening soon is a gym.

Great Park Academy and Havannah First School are now open and situated in 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 porch -

Lounge -

Stairwell and ground floor wc -

Breakfasting kitchen -

First Floor

Bedroom two -

Bedroom three -

Bathroom -

Second Floor

Bedroom one -

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 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.