



3 Bedroom End Terraced

Osprey Walk, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£215,000



- Townhouse • Open aspect • 3 Double bedrooms • Energy rating C • Beautifully presented • Lounge/diner • Breakfasting kitchen • Allocated parking • Good sized rear garden • Prime location in Great Park



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The entrance porch opens into a spacious lounge and dining area, leading through to the stairwell and convenient downstairs cloakroom/WC. To the rear of the property, you'll find a bright breakfasting kitchen with French doors that open out onto the garden, perfect for indoor-outdoor living.

The first floor offers two well-proportioned bedrooms and a modern family bathroom, while the entire top floor is dedicated to the impressive primary bedroom suite, complete with two generous storage cupboards.

Externally, the property benefits from a beautifully landscaped rear garden and allocated parking to the front.

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 has recently opened for secondary school children, 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 porch - Security front door, hard flooring,



interior door leading to -;

Lounge - 14' 11" x 11' 10" (4.57m x 3.61m) Large bright and airy lounge/diner with carpet. Telephone and television point.

Ground floor wc/cloaks - 2-piece suite including dual flush wc and pedestal basin with mixer tap. Hard flooring and tiled splashback.

Breakfasting kitchen - 11' 10" x 8' 11" (3.61m x 2.72m)
Fitted kitchen including wall, drawer and base units with inset stainless-steel sink and mixer tap and contrasting worktops. Electric oven with gas hobs and extractor over. Brick tiled splashback, free standing washing machine and free-standing fridge freezer (to be confirmed if included). Tiled flooring and spotlights.

Bathroom - 7' 6" x 5' 6" (2.29m x 1.7m) 3-piece bathroom suite including panelled bath with mains led shower over. Pedestal basin with mixer tap and dual flush wc. Partially tiled walls and hard flooring.

First Floor

Bedroom two - 12' 0" x 11' 10" (3.66m x 3.61m)
Situating to the front of the property, carpeted. Juliette balcony.

Bedroom three - 11' 10" x 7' 8" (3.61m x 2.36m)
Situating to the rear of the property, carpeted.

Second Floor

Primary bedroom - 19' 3" x 8' 5" (5.89m x 2.59m)
Occupying the entire top floor with Dormer window to front and Velux to rear. Large cupboard, carpeted and television point.





Osprey Walk ground floor



Osprey Walk first floor



Osprey Walk second floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 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.