



3



1



1

- 3 Bedroom 3 Storey Town House
- Allocated Parking Bay
- Gas Central Heating
- Council Tax Band C

- Nearby Shops and School
- Downstairs W/C
- Sealed Unit Double Glazed Windows

- Low Maintenance South Facing Garden
- Good Sized Bedrooms
- EPC C

Immaculately Presented 3 bedroom, 3 storey town house, conveniently located within the heart of Newcastle Great Park. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway leading to the Lounge which has a storage cupboard. Downstairs W/C with a low level w/c, vanity unit with a wash hand basin, heated towel rail and an extractor fan. There is an Internally Hallway with stairs to the first floor. The Kitchen has a good range of wall and base units with roll top work surfaces, one and a half stainless steel sink and drainer unit, integrated electric oven and hob with an extractor hood over, spotlights to the ceiling and French doors onto the rear garden. To the first floor the Landing has stairs leading to the second floor, Bedroom 2 is to the front aspect and Bedroom 3 is to the rear. The second floor Landing has a loft hatch and a storage cupboard. Bedroom 1 has dual aspect Velux windows to the front and rear, walk-in wardrobe and a loft hatch with pull down ladders to a boarded out loft.

Externally there is an allocated parking bay to the front, along with visitors parking bays. To the rear there is a low maintenance garden with decking and Astro turf which enjoys a southerly aspect.

Roseden Way is conveniently located centrally within the sought after Newcastle Great Park, with good road access and public transport links to the A1, Kingston Park, Gosforth, Newcastle International Airport and the city itself. The Great Park is well served with excellent schools, leisure and community facilities.

**Please see Floor Plan on Page 4 for room sizes.*



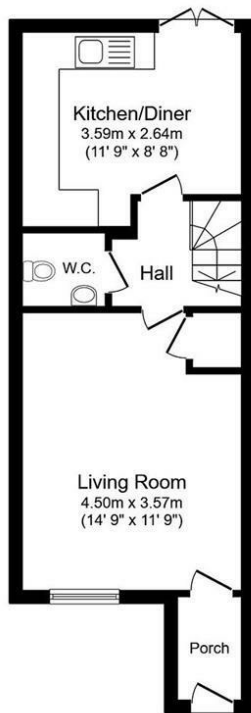


Energy Performance: CPOTENTIAL-BAND#
Council Tax Band: C
Distance from Brunton First School: 0.1 miles
Distance from Havannah First School: 0.5 miles
Distance from Great Park Academy: 1.4 miles
Distance from Newcastle Airport: 4.5 miles
Distance from Newcastle Central Station:

2024
WINNERS

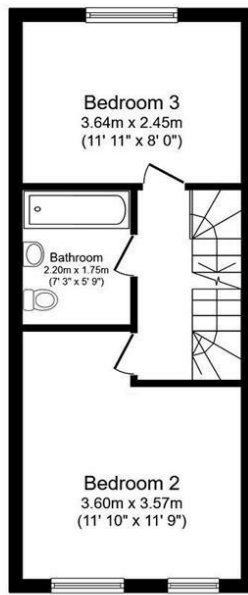
ESTAS

Verified reviews from our clients



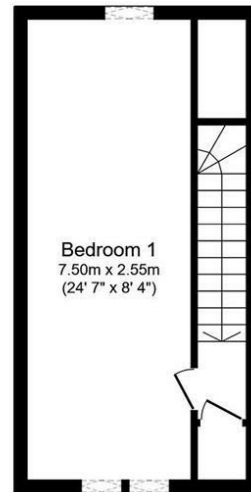
Ground Floor

Floor area 34.3 sq.m. (369 sq.ft.)



First Floor

Floor area 32.4 sq.m. (349 sq.ft.)

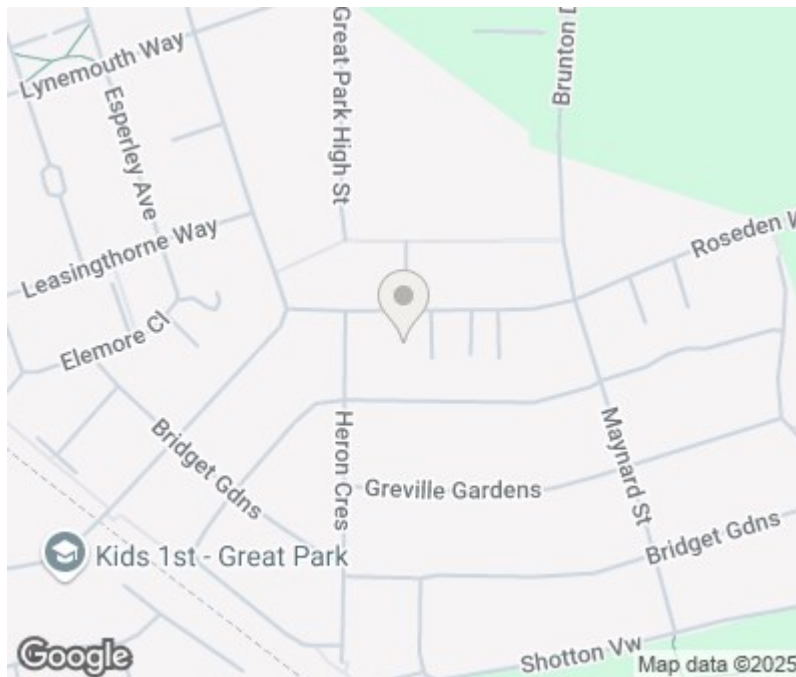


Second Floor

Floor area 26.8 sq.m. (288 sq.ft.)

Total floor area: 93.5 sq.m. (1,006 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.