

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

ROSEDEN WAY NEWCASTLE UPON TYNE NE13 9DS



- Detached Family Home
- Ensuite to Master
- Two Reception Rooms
- EPC: B
- Council Tax Band: E

- Four Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Tenure: Freehold
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

Price £380,000

ROSEDEN WAY NEWCASTLE UPON TYNE NE13 9DS

A beautifully presented four-bedroom detached home, tucked away at the end of a private drive on Roseden Way, within the highly sought-after Great Park development.

This impressive property offers spacious and versatile accommodation, comprising a welcoming entrance hall, a bright lounge, a snug/home office, and a stunning open-plan kitchen diner with separate utility room and WC on the ground floor. Upstairs, the master bedroom benefits from an ensuite, complemented by three further generously sized bedrooms and a stylish family bathroom.

Externally, the home enjoys a block-paved driveway set back from the main road, creating both privacy and kerb appeal. There is ample off-street parking for several vehicles, alongside a detached garage fitted with an electric car charger. The well-sized south facing rear garden provides an ideal space for relaxing, entertaining, or family time outdoors.

Great Park itself offers an excellent range of amenities including schools, nurseries, shops, parks, and community facilities, with further shopping and leisure options available in nearby Gosforth, Kingston Park, and Newcastle city centre. With its prime position, modern layout, and excellent transport links, this property presents a superb opportunity for families or anyone seeking contemporary living in a thriving community.

HALL

Front entrance door opening into a bright and welcoming hallway with staircase to the first floor and central heating radiator.

LOUNGE

Situated to the front of the property, the lounge enjoys a large double-glazed window that fills the room with natural light, complemented by a central heating radiator.



SNUG/HOME OFFICE

A versatile space, currently styled as a second reception room, featuring a front-facing double-glazed window, central heating radiator, and useful understair storage cupboard. Ideal as a snug, home office, or playroom to suit individual needs.



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OPEN PLAN KITCHEN DINER

A family-friendly and social hub of the home, the kitchen is fitted with a stylish range of wall and base units, complemented by coordinating worktops. It features a sink with drainer and mixer tap, along with integrated appliances including oven, hob, and extractor fan – creating a practical yet welcoming space for everyday living and entertaining.



ADDITIONAL IMAGE



KITCHEN



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DINER

The dining area features a central heating radiator and double-glazed French doors that open directly onto the garden, creating a bright and inviting space perfect for family meals and entertaining.



UTILITY ROOM

Practical and well-designed, the utility room offers a fitted worktop, plumbing for a washing machine, and a cupboard housing the central heating boiler. An external door provides direct access to the rear garden.



GROUND FLOOR WC

The ground floor cloakroom is fitted with a WC and wash hand basin, complemented by a radiator and extractor fan for comfort and ventilation.

FIRST FLOOR LANDING

The first-floor landing features a front-facing double-glazed window, access to the loft, and two useful storage cupboards, providing a bright and practical space connecting the bedrooms and bathroom.



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MASTER BEDROOM

A spacious master bedroom featuring a front-facing double-glazed window that fills the room with natural light, complemented by a central heating radiator.



ADDITIONAL IMAGE



ENSUITE

The ensuite is fitted with a WC, wash hand basin, and a mains shower within a cubicle. It also benefits from a front-facing double-glazed window, heated towel rail, and extractor fan for comfort and convenience.



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BEDROOM TWO

Bedroom two features a rear-facing double-glazed window, filling the room with natural light, and is complemented by a central heating radiator.



ADDITIONAL IMAGE



BEDROOM THREE

Bedroom three features French doors with a Juliet balcony and a central heating radiator, creating a bright and airy space.



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BEDROOM FOUR

Bedroom four features a double-glazed window and central heating radiator, offering a bright and adaptable space.



BATHROOM WC

The family bathroom is fitted with a WC, wash hand basin, and panelled bath with electric shower over. It also features a double-glazed window, radiator, and extractor fan, combining practicality with comfort.



EXTERNALLY

The south facing rear garden boasts a generous garden with a well-established lawn and borders, along with a door providing access to the garage.

At the front, a garden and block-paved driveway provide ample off-street parking for multiple vehicles, with no through traffic enhancing privacy, and convenient access to the garage, which is fitted with an electric car charger.

ADDITIONAL IMAGE



ROSEDEN WAY NEWCASTLE UPON TYNE NE13 9DS

SOUTH FACING REAR GARDEN



ADDITIONAL IMAGE



GARAGE

Single detached garage with up & over door, power & lighting.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information by Moverly August 2025.

Property type: House

Property construction: Standard brick and block construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 23 Dec 2021.

Parking: Driveway, Garage, Off Street, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and un-boarded, accessed by: From the upstairs landing

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

ROSEDEN WAY NEWCASTLE UPON TYNE NE13 9DS

TENURE & COUNCIL TAX BAND

Council Tax band: E

Tenure: Freehold

Estate Rent Charge:

There is an estate rent charge payable on the property. The annual amount is £190. Newcastle Great Park service charge paid to NGP management company Limited

MOBILE DATA, SIGNAL & BROADBAND

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type	Max download	Max upload	Available	Details
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Standard	11 Mb	0.9 Mb	YES	
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Standard broadband has download speeds of less than 30 Mbps and uses copper wire.

Superfast	Unavailable	Unavailable	Unavailable	
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Superfast broadband has download speeds between 30 Mbps and 300 Mbps. Fibre optic cable runs from the exchange to your local cabinet, and then copper wire connects the cabinet with your home.

Ultrafast	1800 Mb	220 Mb	YES	
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Ultrafast broadband has download speeds of greater than 300 Mbps and runs fibre optic cable from the exchange to your home.

Actual services available may be different (data provided by Ofcom).

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE13 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Provider Coverage

EE Great

O2 Great

Three Great

Vodafone Great

Ofcom Broadband & Mobile Checker August 2025.

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

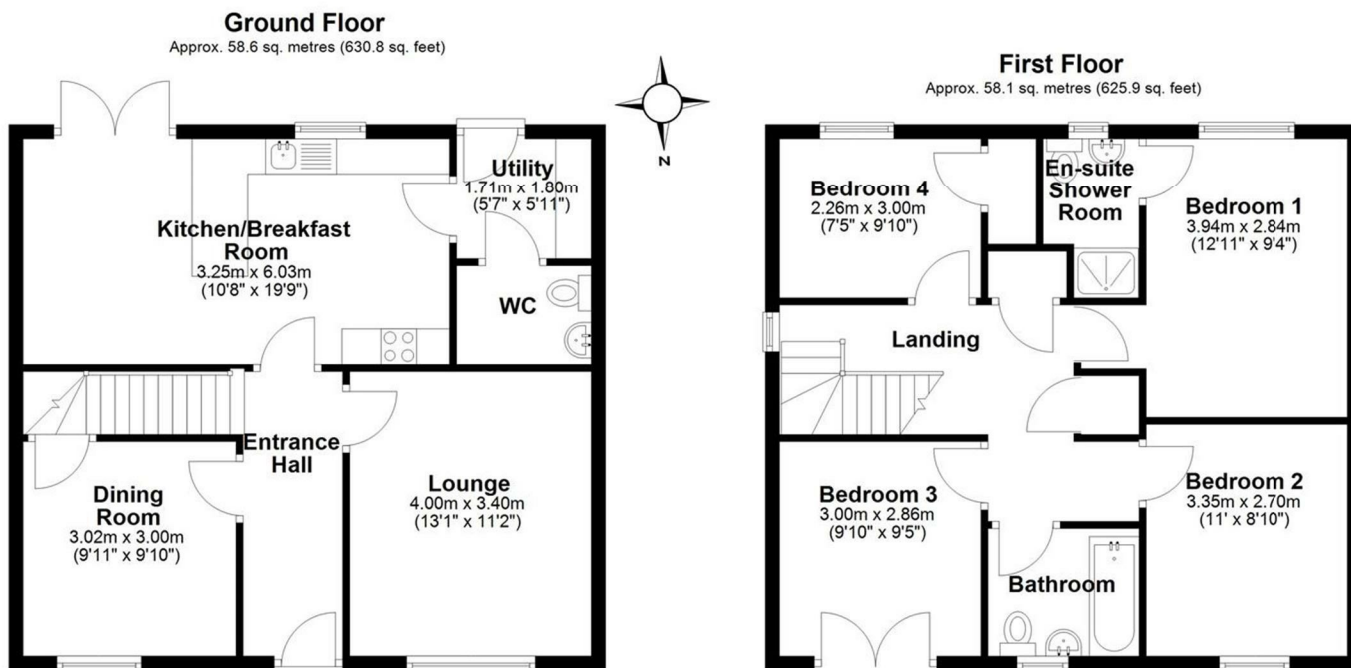
GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

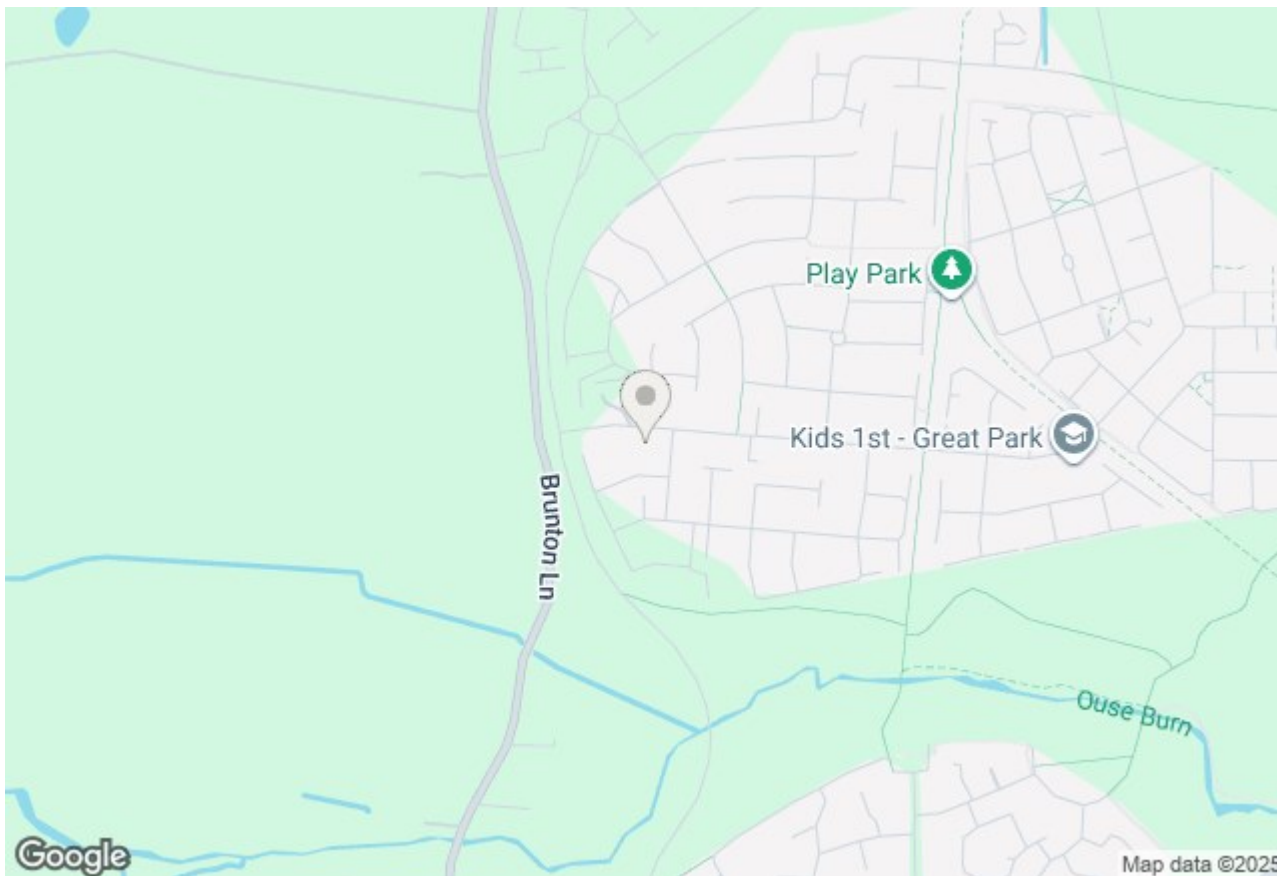
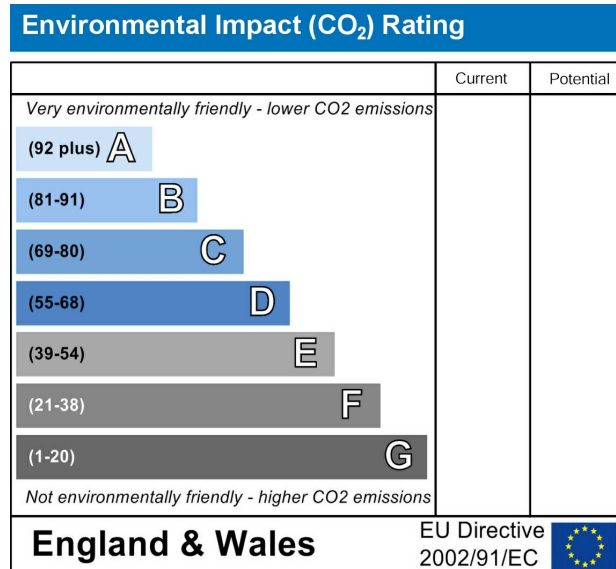
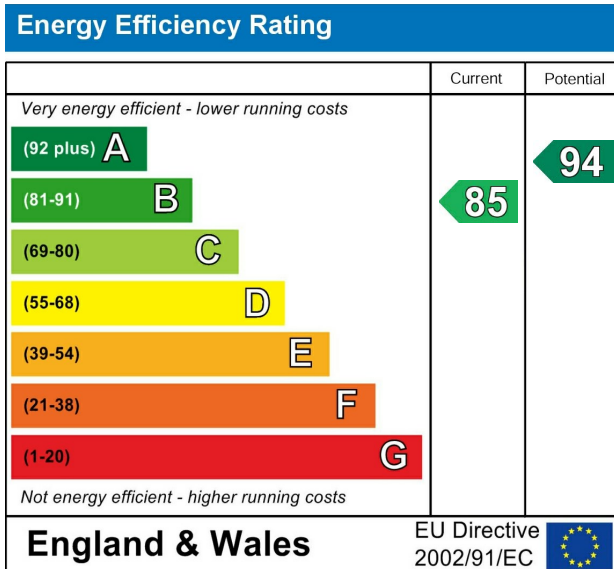
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

27H25AOCH



Total area: approx. 116.8 sq. metres (1256.7 sq. feet)

Great Park



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com