



2 Bedroom Flat

Willowbay Drive, Newcastle Great Park, Newcastle Upon Tyne

£115,500



- Two-bedroom modern apartment
- Sought-after Willowbay Drive location
- Situated within Newcastle Great Park
- Beautifully presented throughout
- Impressive open-plan kitchen/dining/living
- Modern fitted kitchen with appliances
- Spacious principal bedroom
- Versatile second bedroom
- Contemporary bathroom & en-suite
- 30% DISCOUNTED MARKET VALUE



2 Bedroom Flat

£115,500

Willowbay Drive, Newcastle Great Park, Newcastle
Upon Tyne, NE13 9EP

Bird House Properties are delighted to offer for sale this beautifully presented two-bedroom apartment, ideally situated on the popular Willowbay Drive within Newcastle Great Park.

Stylishly presented throughout, the property offers a bright and contemporary interior with a particularly impressive open-plan kitchen, dining and living space. The modern fitted kitchen incorporates a range of integrated appliances and generous worktop space, while the adjoining dining and lounge areas provide an excellent space for both everyday living and entertaining.

There are two bedrooms, with the second currently arranged as a stylish dressing room/home office, demonstrating the flexibility of the accommodation. The principal bedroom is beautifully presented, while the modern bathroom completes the internal accommodation. The apartment has the added bonus of having a fitted en-suite bathroom.

The apartment forms part of an attractive modern development and would make an excellent purchase for a first-time buyer, professional couple or investor.

A superbly presented home in a highly sought-after Great Park location early viewing is strongly recommended.

IMPORTANT AFFORDABLE HOME OWNERSHIP / BUYER ELIGIBILITY

This property forms part of a Newcastle City Council affordable home ownership initiative and is sold at a 30% discount from its full market value. Prospective purchasers must therefore satisfy the relevant Local Needs Qualification, with eligibility subject to confirmation.

For the first four weeks of marketing, priority is given to qualifying households with a connection to the relevant local ward, currently Castle Ward. Applicants must be unable to afford to purchase the property at full market value, the property must not be under-occupied, and at least one member of the household must meet one of the following criteria:

Have been permanently resident within the Ward for at least five years; or
Have a strong local connection to the Ward, including at least five years' residence within the previous ten years; or
Have an essential need to live close to someone who has lived within the Ward for at least five years, for example because of age or caring responsibilities.

If no qualifying purchaser is secured under these criteria within the initial four-week period, eligibility then widens to applicants with the equivalent connection to the City of Newcastle upon Tyne.

Buyers are advised to speak with Bird House Properties before arranging a viewing or making an offer so that the eligibility requirements can be discussed. Final qualification will be subject to the relevant scheme requirements and confirmation by Newcastle City Council/solicitors.

Location

Newcastle Great Park is a highly regarded and thoughtfully planned community to the north-west of Newcastle upon Tyne, offering an excellent standard of modern living. The development combines contemporary homes with generous green spaces and strong transport links, creating a calm, family-focused environment with easy access to the city.

At the heart of Great Park is the Community Centre, the scenic Havannah Three Hills Nature Reserve and a growing town centre offering a range of shops, cafés, restaurants, salons, healthcare services and leisure facilities, including a boutique gym and family-friendly attractions.

Education is a particular highlight of the area, with well-regarded schools including Great Park Academy, Havannah First School and Brunton First School. Early years provision is also excellent, with the highly regarded Plantpots Montessori-led playgroup and nursery offering a nurturing, child-centred environment across multiple local sites.

A strong sense of community is enhanced by regular local events, seasonal pop-ups and family-focused activities throughout the year, making Newcastle Great Park a popular choice for families seeking a high-quality lifestyle in a well-connected yet peaceful setting.

Property Description

Ground Floor

Entrance hallway -

Open plan lounge - 12' 5" x 18' 0" (3.81m x 5.51m)

Kitchen - 10' 6" x 10' 5" (3.22m x 3.2m)

Principle bedroom - 12' 5" x 11' 1" (3.81m x 3.4m)

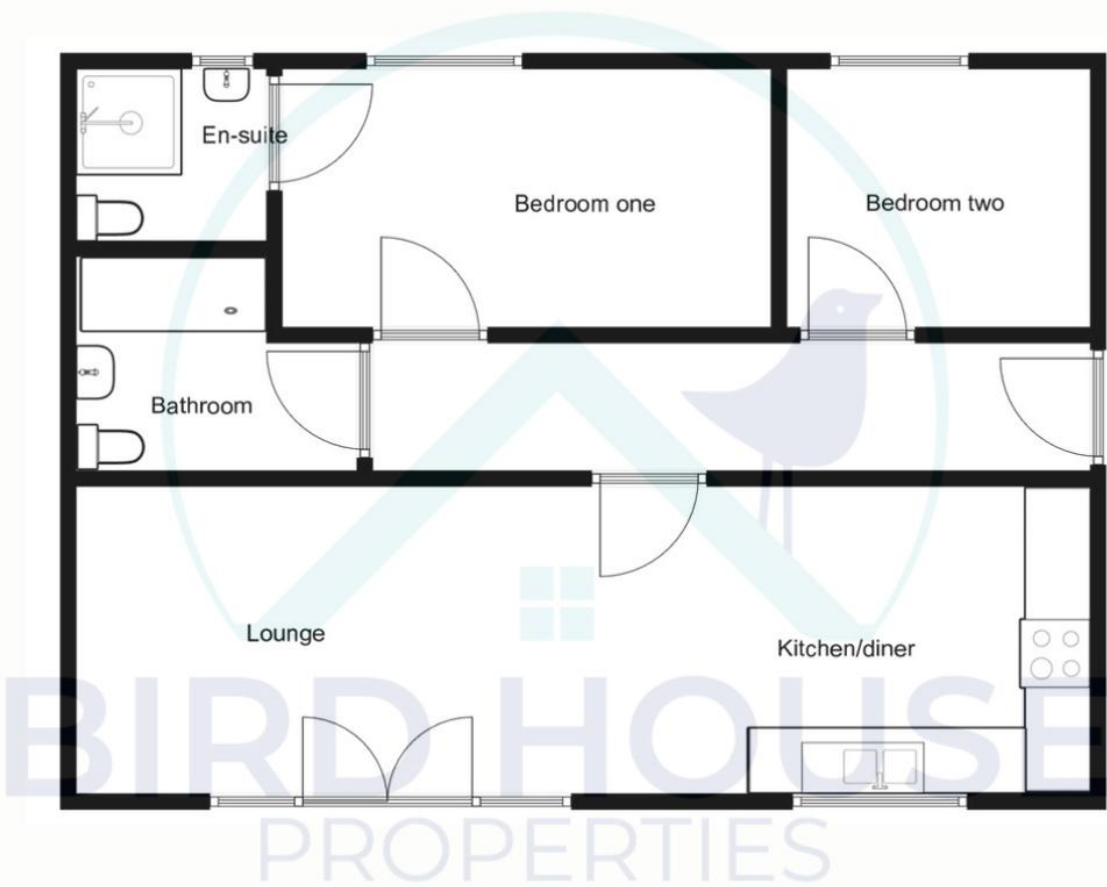
En-suite -

Bedroom two - 11' 1" x 11' 1" (3.4m x 3.4m)

Bathroom -



Willowbay Drive, Great Park



Ground floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.