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THE WOODLANDS, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£399,950

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PLOT 463 'THE CULLEN' - THE MAPLES

Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.

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The internal accommodation comprises: An entrance hallway with stairs to the first floor, and doors leading to the living room on the front aspect, a handy understairs storage cupboard and the open plan kitchen/diner to the rear.

The kitchen/diner to the rear benefits from dual aspect, with a window in the kitchen area, and bi-fold doors in the dining area. There is an opening leading to the utility, and then a door in the utility leads to the downstairs WC. There is an integral garage, which is accessed externally.

Travelling to the first floor, the spacious landing has doors to access each of the four double bedrooms, the family bathroom, a separate study and a useful storage cupboard. Bedroom one benefits from an en-suite shower room and bedroom two features a storage cupboard located above the stairs.

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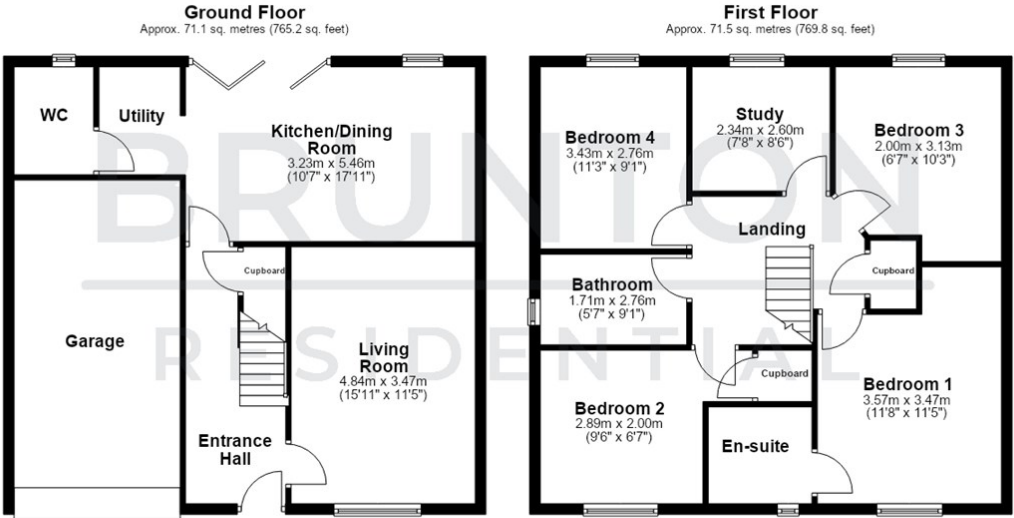
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TENURE : Freehold

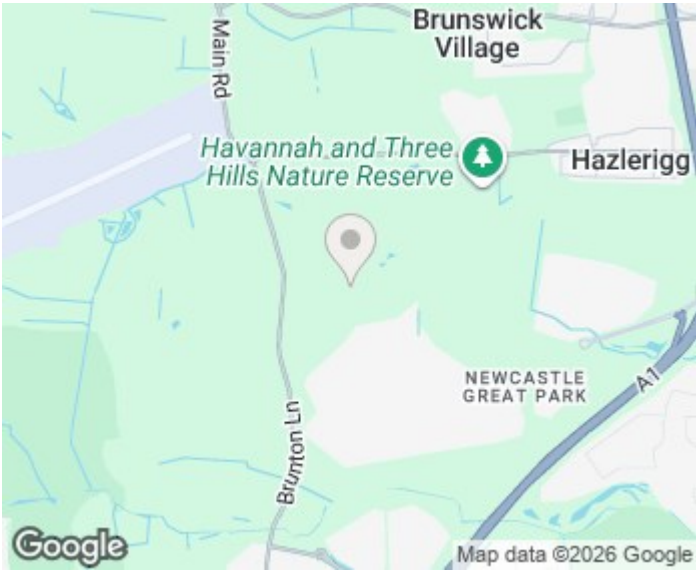
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : New Build

EPC RATING :



Total area: approx. 142.6 sq. metres (1535.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		