



5 Bedroom Detached

Barmoor Drive, Melbury, Newcastle Upon Tyne

Offers in Excess of
£550,000



- Five bedroom detached family home
- Sought-after Melbury development
- Established area with no service charge
- Accommodation arranged over three floors
- Impressive contemporary kitchen/diner
- Spacious lounge with feature log burner
- Conservatory
- Multiple bathrooms/shower rooms
- Landscaped rear garden
- Double driveway and garage



5 Bedroom Detached

Barmoor Drive, Melbury, Newcastle Upon Tyne, NE3 5RG

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Bird House Properties are delighted to bring to the market this substantial five-bedroom detached family home, beautifully positioned within Melbury, one of the original and most established neighbourhoods of Newcastle Great Park. Freehold property and no estate service charge.

Offering generous accommodation arranged over three floors, the property has evolved into a wonderfully practical family home with an impressive amount of living, entertaining and bedroom space. The interior combines contemporary finishes with plenty of character, while externally the landscaped rear garden has been designed to provide several distinct areas for relaxing and entertaining.

At the heart of the home is the stylish contemporary kitchen/breakfast room, fitted with an extensive range of deep navy cabinetry complemented by contrasting granite worktops, integrated appliances and excellent storage. The long, open layout gives the room a real sense of space, with a breakfast/seating area and glazed doors drawing the eye directly through towards the garden.

The separate main lounge is equally impressive, providing a generous reception space centred around a feature fireplace with log-burning stove. Warm wood flooring, feature lighting and plenty of room for substantial furniture create a comfortable family room without sacrificing the sense of space.

A particularly enjoyable addition to the property is the conservatory, currently arranged as a large dining and entertaining room. With its vaulted glazed roof, exposed brickwork and views across the garden, it provides a fantastic additional reception space and works beautifully for larger gatherings and family occasions.

The bedroom accommodation is spread across the upper floors and offers excellent flexibility for families, home working and visiting guests. The principal bedroom accommodation on the upper floor is especially generous, with a spacious bedroom, extensive fitted storage, a separate dressing area and contemporary shower room facilities.

Further bedrooms are all well proportioned, with the house also benefiting from a choice of bathroom and shower facilities across the different levels.

Outside, the rear garden is a real extension of the living space. Designed with relatively low maintenance in mind, it incorporates paved and decked seating areas, artificial lawn, outdoor dining space and a further seating area towards the rear of the garden. There is also a covered leisure area currently arranged around a hot tub, creating a particularly private spot for year-round relaxation.

The property benefits from a double garage and driveway for several cars.

To the front, the detached design gives the property an attractive, symmetrical appearance, while off-street parking is available alongside the house.

EPC energy performance certificate has been booked in and will be available soon.

Location

Melbury is one of the original and most established neighbourhoods within Newcastle Great Park, giving buyers the benefit of a mature setting while remaining close to the modern amenities, schools and transport connections for which Great Park has become so popular.

Great Park Town Centre provides a growing range of everyday facilities including Morrisons, convenience shopping, pharmacy, cafés, food outlets and other local services, while nearby Gosforth High Street offers a much wider selection of independent shops, cafés, restaurants, supermarkets and leisure facilities.

Families are particularly well catered for, with schooling available within Great Park including Brunton First School, Havannah First School and Great Park Academy, together with further highly regarded schools across the wider Gosforth area. School admission and catchment arrangements should of course be confirmed independently.

For commuters, Melbury is extremely well positioned. The development offers straightforward access onto the A1 Western Bypass, providing excellent road connections north and south, while regular bus services connect Great Park with Gosforth, Regent Centre and Newcastle city centre. Metro services can be accessed from nearby Regent Centre, Kingston Park and Fawdon, providing onward connections throughout the wider Tyne & Wear network, including Newcastle city centre and the airport.

For buyers wanting the space of a substantial family home while remaining within easy reach of Gosforth and Newcastle, Barmoor Drive offers a particularly appealing combination of location, accommodation and outdoor space.

Property Description

Ground Floor

Entrance hallway -



Ground floor wc -

Lounge - 21' 10" x 11' 5" (6.67m x 3.5m)

Kitchen/diner - 24' 5" x 10' 4" (7.45m x 3.15m)

Conservatory - 12' 1" x 10' 5" (3.7m x 3.2m)

Utility room -

First Floor

Bedroom one - 15' 5" x 10' 3" (4.72m x 3.13m)

En-suite - 10' 3" x 5' 6" (3.13m x 1.7m)

Bedroom two - 12' 4" x 11' 5" (3.76m x 3.5m)

En-suite - 6' 2" x 4' 9" (1.9m x 1.47m)

Bedroom four - 11' 5" x 9' 0" (3.5m x 2.76m)

Family bathroom - 6' 6" x 5' 6" (2m x 1.7m)

Second Floor

Bedroom three - 17' 6" x 11' 9" (5.35m x 3.6m)

Bedroom five - 8' 11" x 10' 7" (2.73m x 3.25m)

Shower room - 7' 5" x 5' 8" (2.27m x 1.75m)

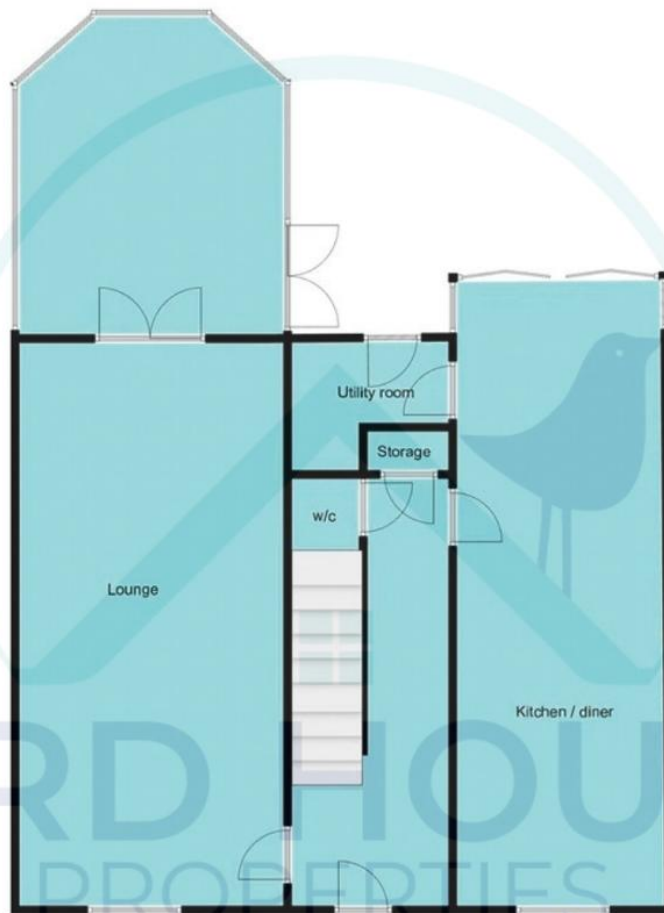






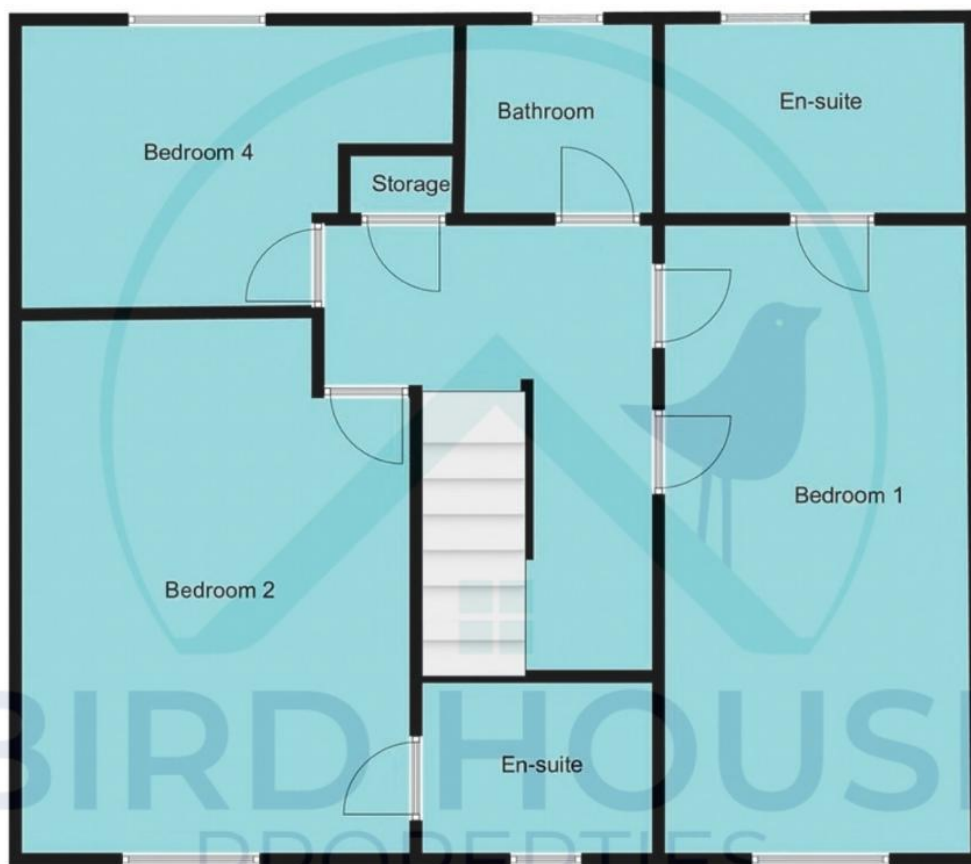


Barmoor, Melbury, Great Park



Three storey detached house
ground floor

Barmoor, Melbury, Great Park



Three storey detached house
first floor

Barmoor, Melbury, Great Park



Three storey detached house second floor

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.