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# GREVILLE GARDENS, GREAT PARK, NE13

Offers Over £320,000

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Well-presented four-bedroom detached home located within a modern residential development in Greville Gardens, Great Park, Newcastle Upon Tyne.

The property is arranged over three floors, with the ground floor offering a lounge, kitchen diner, utility room, and WC. The first floor includes three bedrooms, one with an en-suite, along with a family bathroom, while the second floor provides an additional double bedroom with its own en-suite. Externally, there is an enclosed rear garden along with a driveway and garage providing off-road parking.

Greville Gardens is located within the popular Great Park development to the north of Newcastle upon Tyne, offering convenient access to local shops, supermarkets, and well-regarded schools. The area also benefits from nearby green spaces, while excellent transport links via the A1 and A696 provide easy access to the city centre and surrounding areas, making it suitable for both families and professionals.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor landing, an under stairs storage cupboard and a convenient ground floor WC. From the hallway, there is access into the bay fronted lounge positioned to the front of the property, offering a comfortable living space with good natural light and wood style flooring.

To the rear, the property opens into a kitchen/diner, providing space for both cooking and dining, with French doors leading out to the enclosed rear garden. The kitchen is fitted with a range of wall and base units along with work surfaces, complemented by tiled splashbacks and tiled flooring, while the dining area continues the same finish for a cohesive feel. A separate utility room provides additional storage and space for appliances, also finished with tiled flooring for practicality.

The first floor landing includes a storage cupboard and gives access to three well-proportioned bedrooms. Two are doubles, one of which benefits from French doors with a Juliet balcony, a built-in wardrobe, and an en-suite shower room finished with tiled walls and flooring. The third bedroom is a smaller single room, offering versatility for use as a study or nursery. A family bathroom is also located on this floor, fitted with a bath and shower over, wash basin, and WC, with tiled walls and flooring. Leading up to the second floor, there is a further double bedroom with built-in storage, Velux windows, and an en-suite shower room, also finished with tiled walls and flooring, creating a well-contained and private space.

Externally, the property benefits from an enclosed rear garden designed for ease of maintenance, with a combination of patio and decking areas along with planted borders. There is also access to the garage from the garden. To the front, there is a driveway providing off-road parking, along with a garage offering additional storage or parking.

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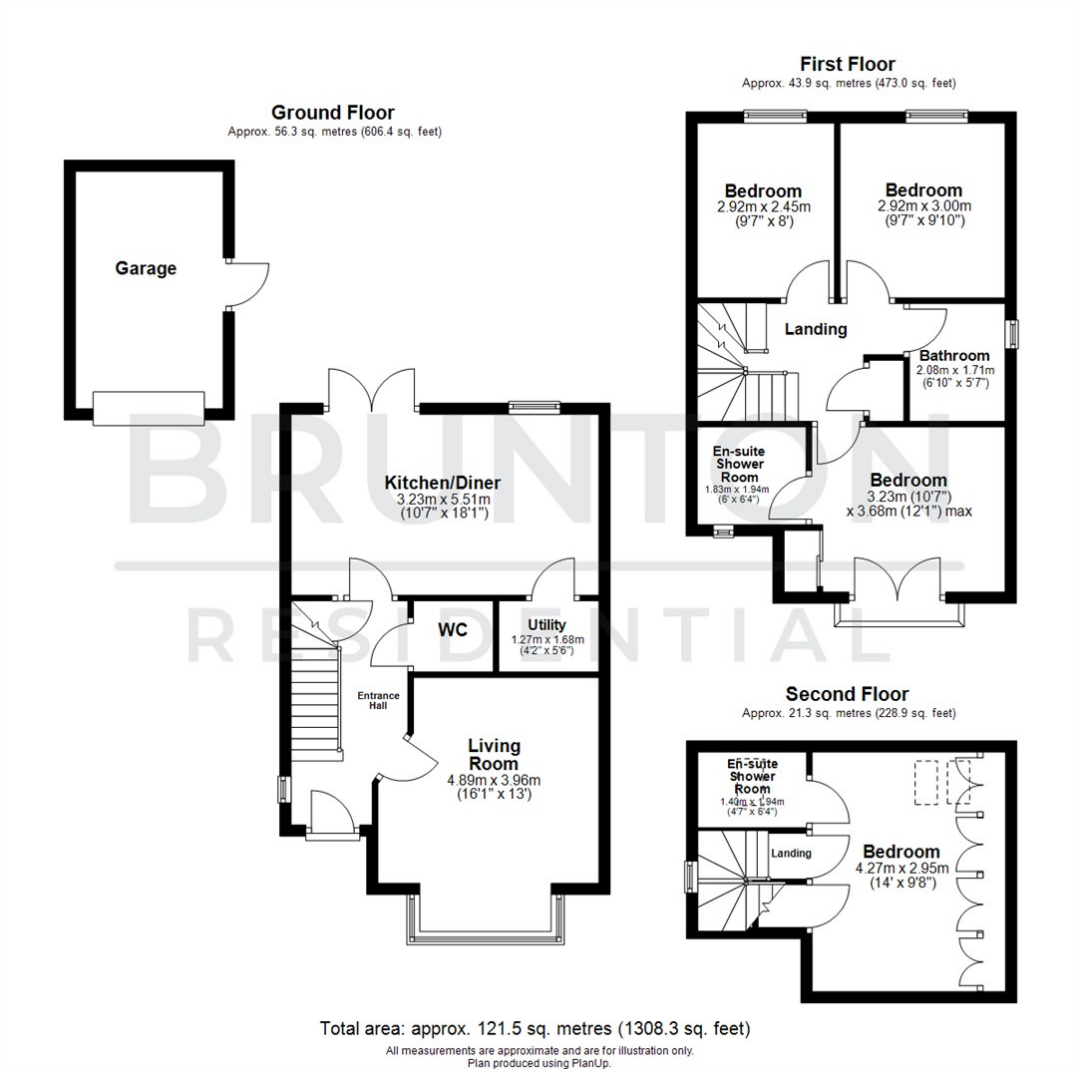
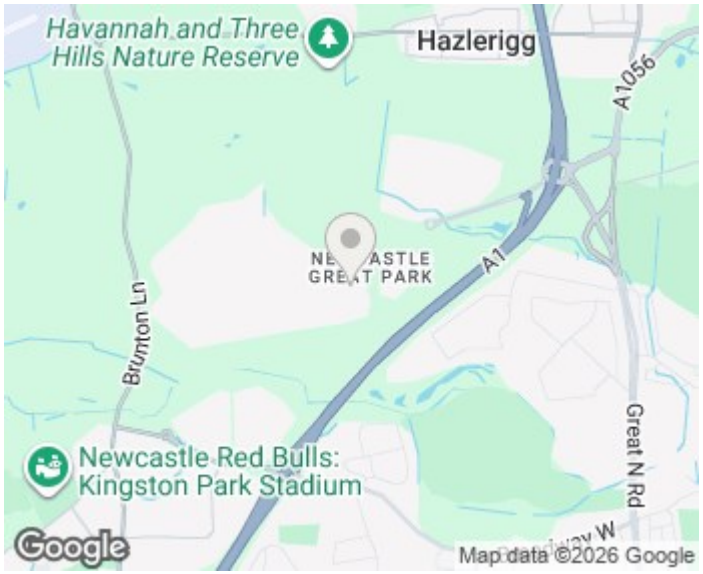
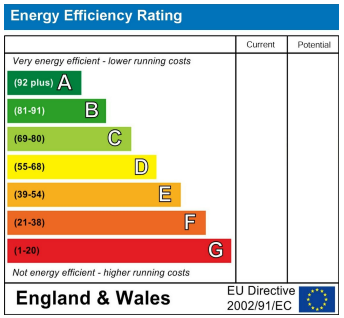
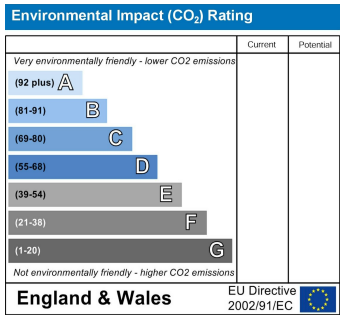
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :