



## 2 Bedroom Flat

£165,000

Willowbay Drive, Newcastle Great Park, Newcastle Upon Tyne



- Large corner plot top floor apartment
- Open plan kitchen dining and lounge
- Balcony
- Stylish fitted kitchen
- Spacious bathroom
- Allocated parking to rear
- Gas central heating
- Energy rating B



## 2 Bedroom Flat

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

This spacious two-bedroom corner apartment is positioned on the second floor and benefits from a private balcony. Bright and well-proportioned throughout, the accommodation includes a welcoming entrance hallway leading into a modern open-plan lounge and kitchen, with the lounge opening directly onto the balcony. There are two comfortable bedrooms and a generously sized corner bathroom. The property further benefits from allocated parking to the rear and would make an excellent purchase for first-time buyers or those seeking a stylish, low-maintenance home.

## Location

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity.

Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are Guinot Beauty Salon, U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children. More recently new units to open are Home Desire and flooring as well as the new luxury boutique gym 'PhysiquePro'.

Great Park Academy has recently opened for secondary school children next door to Havannah First School, located near the Sage roundabout. This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery. Plantpots operates from two sites one at the Community Centre and the other due to open at



The area hosts pop up events such The Grey Goose Alpine bar/tipis with attractions for children, Santa, cinema nights and quiet fireworks at midnight on New Year's Day. Great Park Events also hosts a summer festival.

## Property Description

### Second Floor

#### Hallway -

**Open plan lounge - 12' 5" x 18' 0" (3.81m x 5.51m)** Open plan space with carpeted lounge area. French doors lead out to the balcony.

**Kitchen - 10' 6" x 10' 5" (3.22m x 3.2m)** Fitted kitchen with a range of wall, drawer and base units. High shine white units with marble effect worktops. Fitted appliances included electric oven with gas hob and extractor over. Space for freestanding fridge/freezer, dishwasher and washing machine. Practical hard flooring and spotlights.

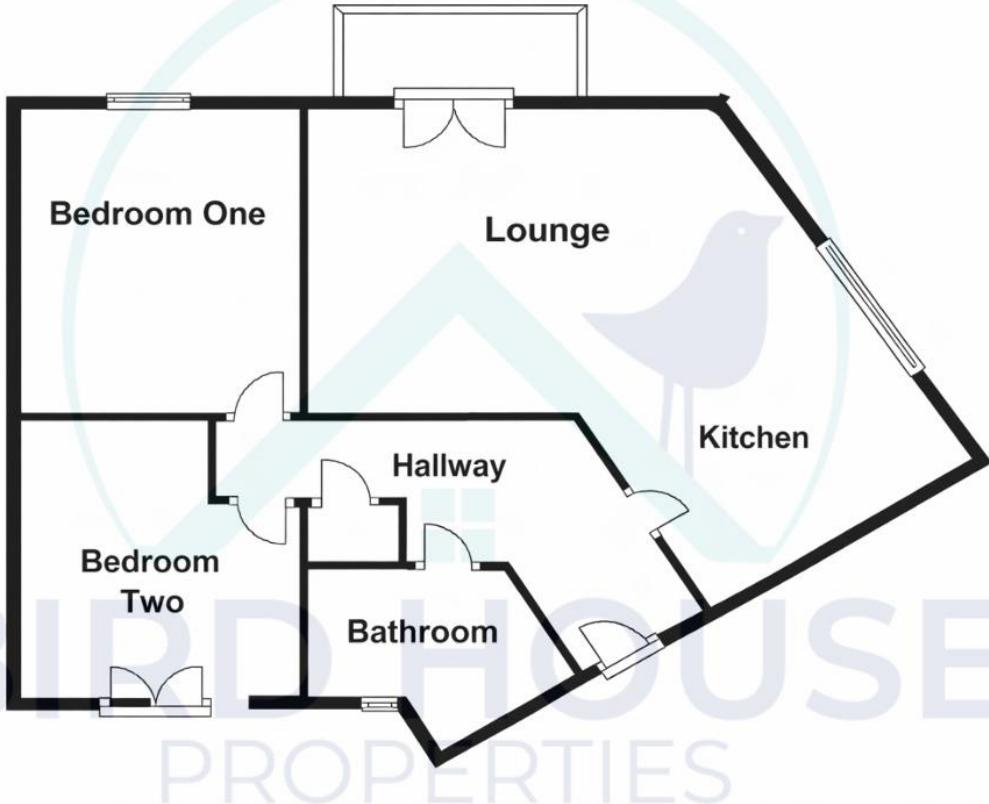
**Bedroom one - 12' 5" x 11' 1" (3.81m x 3.4m)** Situated to the front of the property. Carpeted.

**Bedroom two - 11' 1" x 11' 1" (3.4m x 3.4m)** Situated to the rear of the property. Carpeted.

**Bathroom -** 3-piece suite consisting of panelled bath with shower over, pedestal basin with mixer tap and dual flush wc. The walls are partially tiled, hard flooring and spotlights. Privacy window.

## Floorplan(s)

# Willowbay Drive



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