



### 3 Bedroom Semi-Detached

Tulip Avenue, Newcastle Great Park, Newcastle Upon Tyne

**£1,450** per month



- Tulip Avenue, Newcastle Great Park
- Three Bedrooms
- Exceptional Rear Garden
- Brand New Taylor Wimpey Home
- Close to excellent schools
- Driveway with block paved driveway
- Car charging point

### 3 Bedroom Semi-Detached

Tulip Avenue, Newcastle Great Park, Newcastle Upon Tyne, NE13 9FD

**£1,450** per  
month

"A stunning brand new home with an exceptional rear garden, set within the highly sought-after Newcastle Great Park."

This beautifully presented three-bedroom semi-detached home on Tulip Avenue, built by Taylor Wimpey, offers stylish, high-spec living ideal for modern lifestyles.

Internally, the property boasts a contemporary finish throughout, with a thoughtfully designed layout creating a bright and welcoming feel. The home is offered on an unfurnished basis, providing a perfect blank canvas for tenants to make their own.

A standout feature of this property is the generous rear garden - significantly larger than average for a new build - offering excellent outdoor space for families, entertaining or simply relaxing.

Perfectly positioned, the property is within close proximity to the highly regarded Havannah First School and Great Park Academy, making it ideal for families. The growing Great Park town centre offers a range of local amenities, while excellent transport links provide easy access to the A1 and nearby Kingston Park.

## 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 -

Ground floor wc -

Lounge -

Kitchen/diner -

Utility room -

Bathroom -

### First Floor

Bedroom one -

En-suite -

Bedroom two -

Bedroom three -

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 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.