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# MAYNARD STREET, GREAT PARK, NE13

Offers Over £400,000

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Modern and extended four bedroom detached 'Westminster' home located on Maynard Street in Newcastle upon Tyne, offering spacious and well presented accommodation ideal for family living.

The property features a bright front facing lounge, a modern, reconfigured kitchen opening into a generous dining/family room with lantern skylight and garden access, and four well proportioned bedrooms, including a main bedroom with en-suite and balcony. The layout is both practical and well suited to modern lifestyles. Externally, the property benefits from a driveway, integral garage and an enclosed rear garden with patio and lawned areas.

The property is situated within the popular Great Park development, a highly regarded residential area known for its family-friendly environment, green open spaces and modern amenities. There is a good selection of nearby shops, cafés and local services, along with well-regarded schooling options. Excellent transport links are available via the A1 and surrounding road networks, providing easy access into Newcastle city centre, Gosforth and beyond, making it particularly convenient for commuters.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor landing and a useful understairs storage cupboard. To the immediate left is a spacious front aspect lounge, benefiting from French doors opening out to the front garden, allowing for excellent natural light. Further along the hallway, there is access to the integral garage, while to the rear is a generous modern kitchen fitted with a range of wall and base units, integrated appliances including an oven, hob and extractor fan, and ample cabinetry providing excellent storage and work surface space.

The kitchen opens into a superb dining/family room, a bright space featuring a large lantern skylight and doors opening out to the rear garden, creating an ideal setting for both everyday living and entertaining. Completing the ground floor is a useful utility room and a convenient ground floor WC.

To the first floor, the landing provides access to four well proportioned bedrooms, three of which benefit from built in cupboards. The main bedroom benefits from an en-suite shower room and French doors opening onto a balcony. The remaining bedrooms are served by a well appointed family bathroom comprising a bath with overhead shower, WC and washbasin.

Externally, to the front of the property, there is a driveway providing off street parking and access to the integral garage, alongside a lawned area with a pathway leading to the front door. To the rear, there is an enclosed garden with timber fencing, featuring a block-paved patio area and a lawned section.

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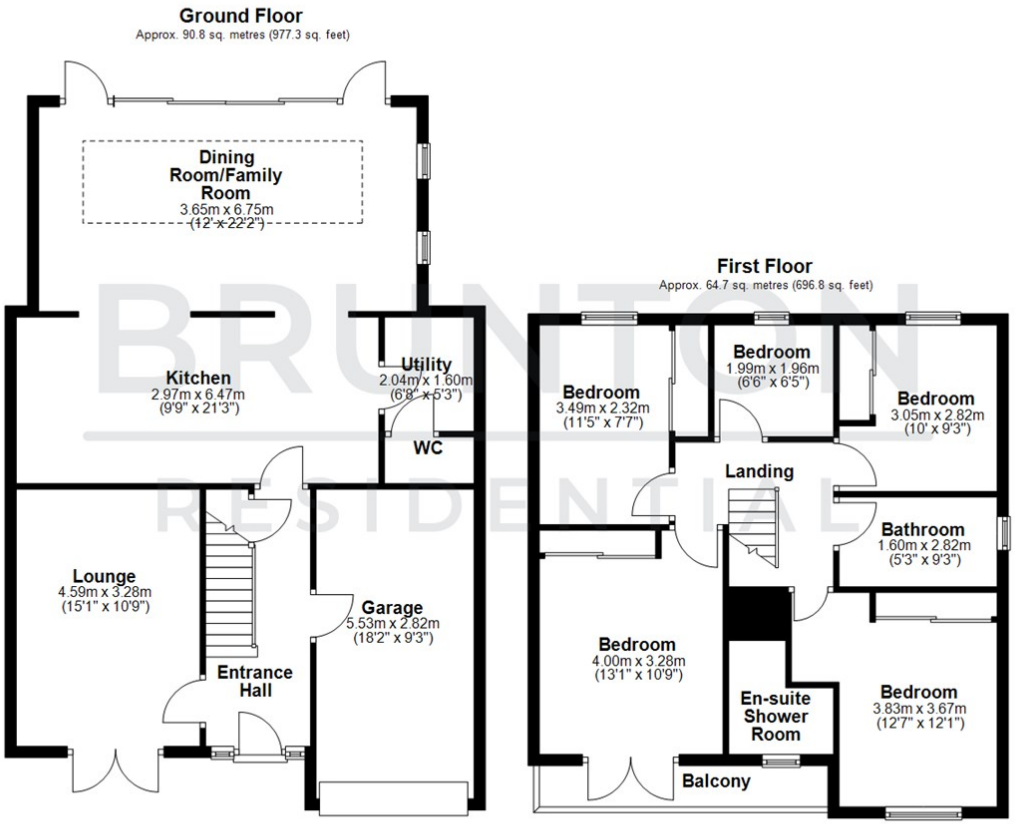
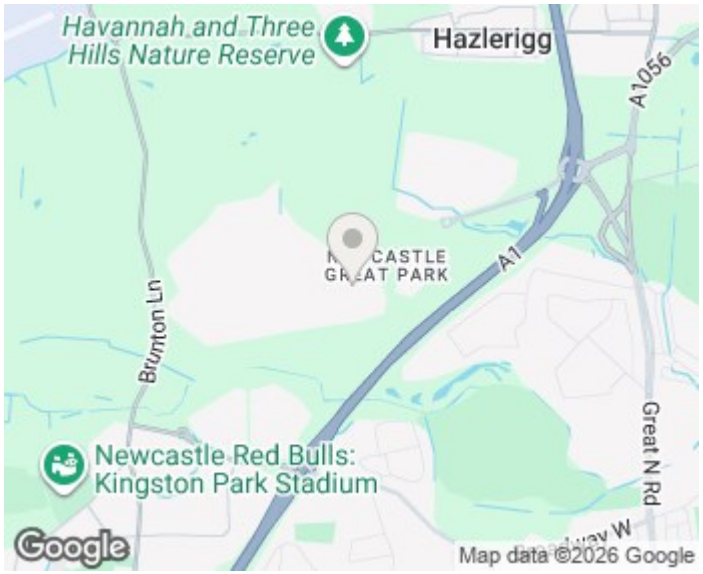
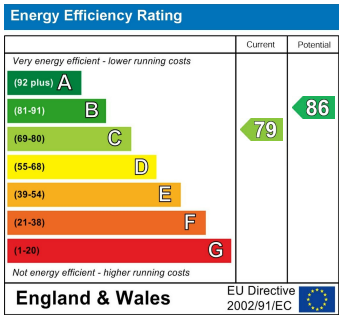
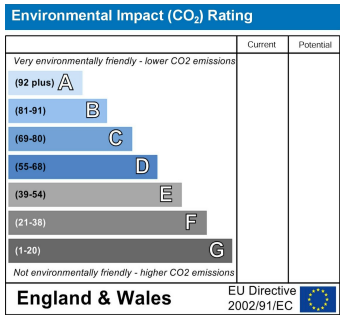
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C




Total area: approx. 155.5 sq. metres (1674.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.