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BOWDEN CLOSE, GREAT PARK, NE13

Offers Over £325,000

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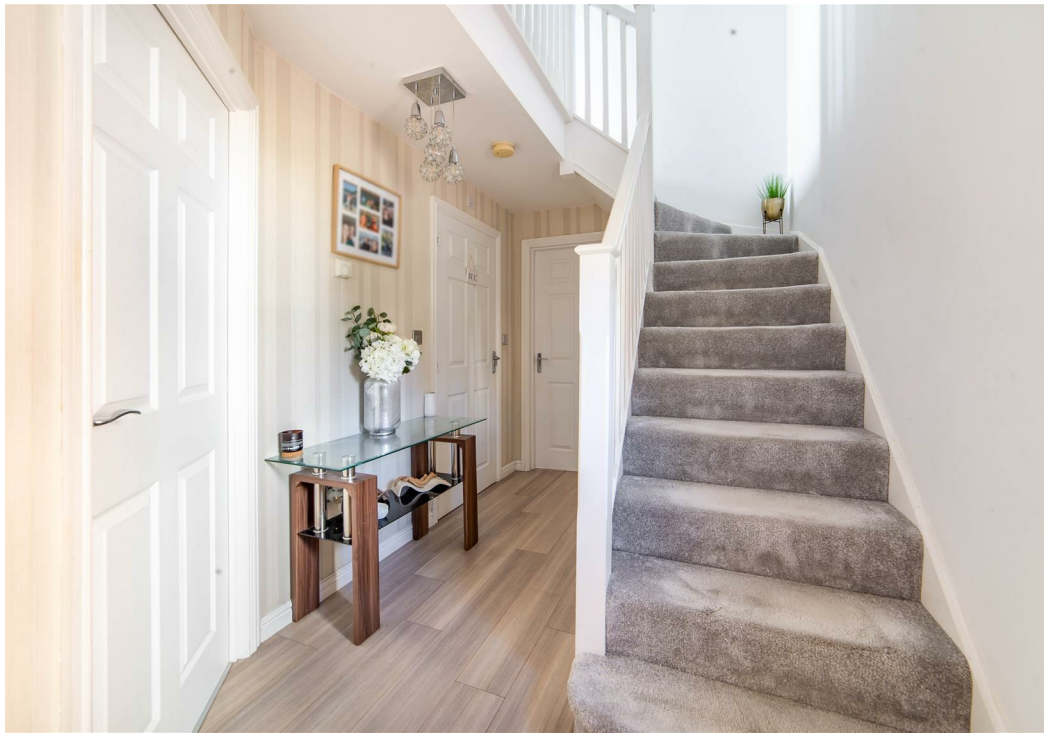
THE MORRISONS



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Impressive reconfigured Hatfield by Persimmon, a detached home on Bowden Close within the highly sought-after Great Park development in Newcastle Upon Tyne, offering beautifully presented accommodation with a substantially extended ground floor.

The property has been thoughtfully transformed to create a superb open-plan family space, with the full-width extension incorporating a contemporary kitchen, dining area and comfortable living space, complemented by bi-fold doors and Velux windows. The first floor has also been cleverly reconfigured, creating an exceptionally large double bedroom while retaining the option to revert to the original three-bedroom arrangement. A west-facing rear garden, detached garage and generous driveway further enhance the property.

Great Park is particularly popular with families, offering extensive green spaces, play areas and a strong selection of local amenities, whilst Gosforth High Street is within easy reach for its shops, cafés, bars and restaurants. The area is also well placed for access to highly regarded local schools, Newcastle International Airport and the A1, providing convenient connections into Newcastle city centre and across the wider North East.

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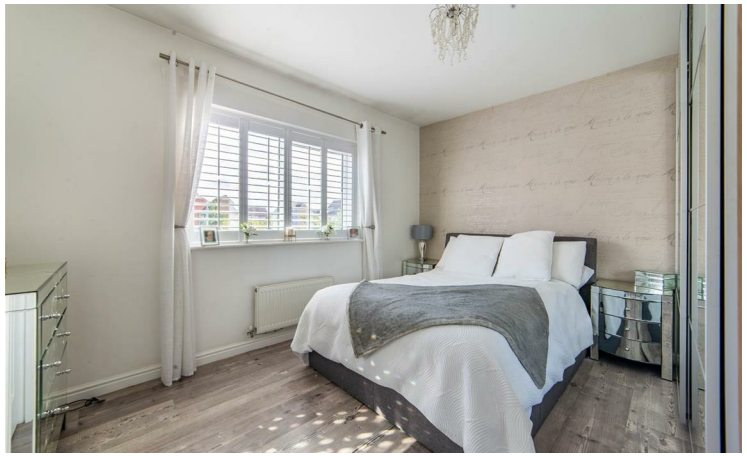

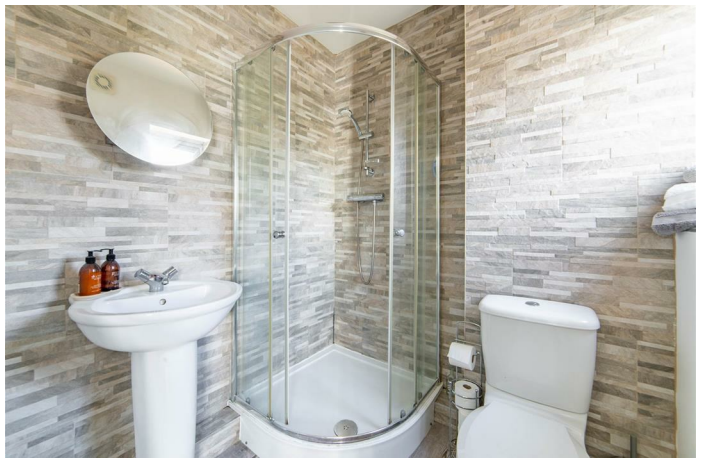

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The internal accommodation comprises: The property is entered via an entrance hall, with stairs rising to the first-floor landing and a useful under-stair storage cupboard. To the left is the lounge, a comfortable reception room with a large front-facing window providing plenty of natural light.

Also on the ground floor is a convenient WC, while the rear of the property has been substantially extended to create an impressive open-plan living, kitchen and dining space. The extension has transformed the original layout, with the removal of the external walls creating a superb full-width family space. The contemporary kitchen is fitted with an excellent range of wall, drawer and base units, complemented by contrasting work surfaces and a central island providing additional preparation space and seating. There is ample room for both comfortable seating and a dining table, while bi-fold doors open directly onto the rear garden. A series of Velux windows further enhance the space with additional natural light.

Stairs rise to the first-floor landing, where the property has been cleverly reconfigured from its original three-bedroom layout. The two smaller rear bedrooms have been opened up to create one particularly impressive large double bedroom spanning the width of the property. The original landing door access has been retained, meaning the accommodation could be relatively easily converted back to three separate bedrooms if required. The master bedroom is positioned to the front and benefits from an en-suite shower room, while the remaining bedroom is served by the family bathroom.

Externally, the property occupies an attractive position within Great Park, with a west-facing rear garden featuring a lawn and decking area, creating an excellent space for outdoor seating and entertaining. To the front is a detached garage together with a double-length driveway providing parking for multiple vehicles.

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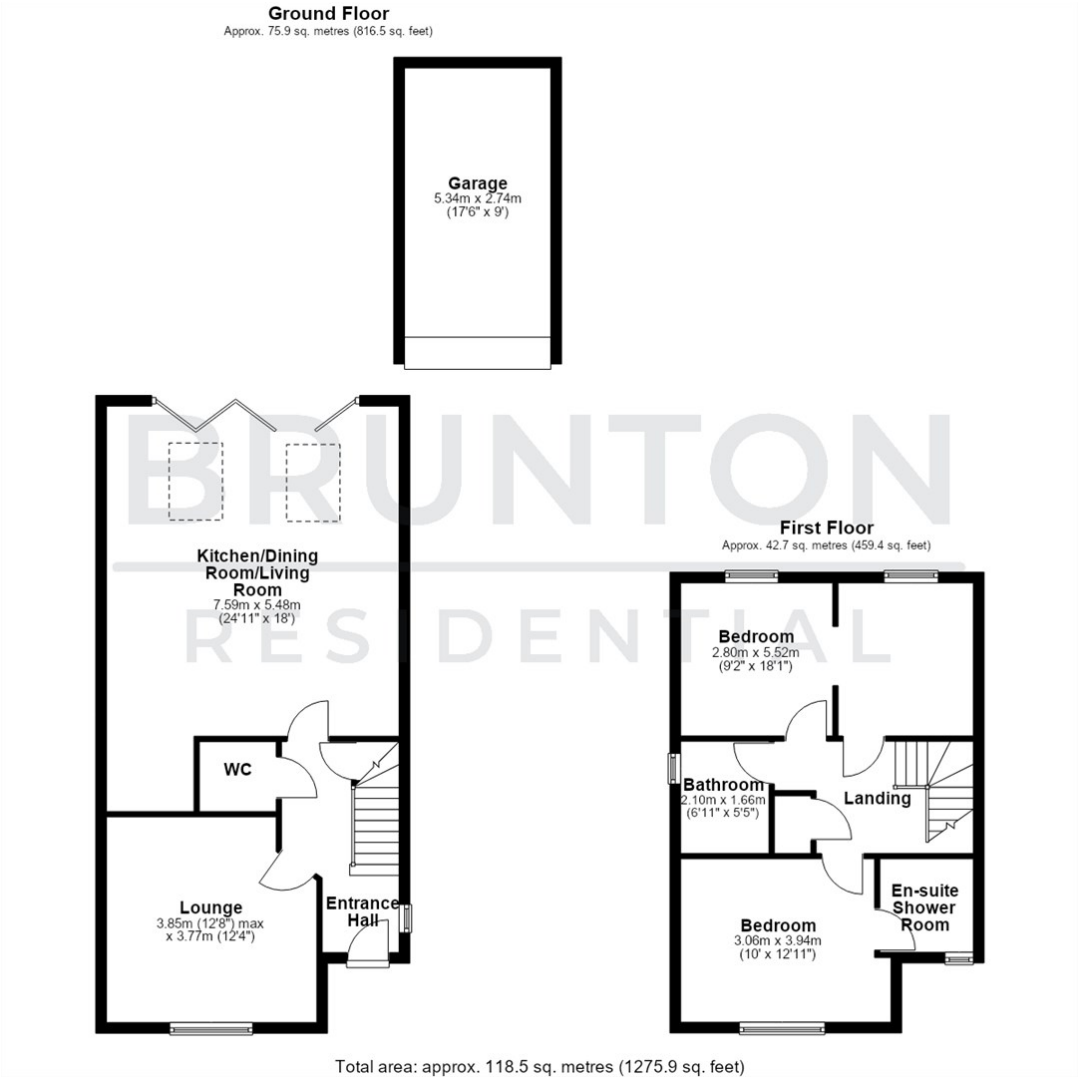
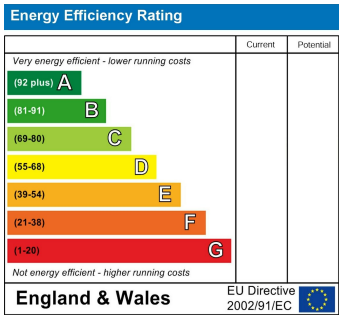
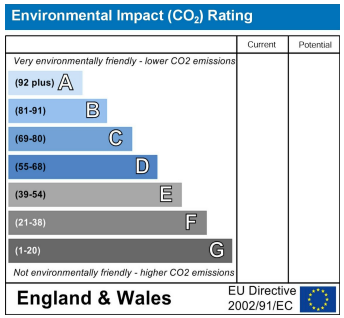
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :