



## 2 Bedroom Flat

Wisteria Place, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of  
**£165,000**



- Ground floor apartment
- Secure communal entrance
- Spacious open-plan lounge and kitchen/di
- Contemporary fitted kitchen with breakfa
- Two double bedrooms
- Modern family bathroom
- Useful walk-in storage room
- French doors opening onto patio area
- Allocated parking
- Walking distance to Morrisons and Great



## 2 Bedroom Flat

Wisteria Place, Newcastle Great Park, Newcastle Upon Tyne, NE13 9FL

Offers in Excess of  
**£165,000**

Wisteria Place, Newcastle Great Park

A beautifully presented ground floor apartment offering stylish, modern accommodation within one of Newcastle Great Park's most desirable residential developments.

The property benefits from a spacious open-plan living arrangement, comprising a contemporary kitchen/dining area and generous lounge with French doors opening directly onto patio area and the communal gardens, creating a bright and welcoming living space. There are two well-proportioned double bedrooms, a modern family bathroom and the added advantage of a useful storage room.

The apartment enjoys an excellent position within the development, with attractive green surroundings and easy access to local amenities. Residents benefit from being within walking distance of Morrisons supermarket and the growing Newcastle Great Park Town Centre, which continues to expand with a range of shops, cafés, restaurants and everyday conveniences.

## Location

For commuters, the location is particularly appealing, offering excellent transport links to Kingston Park, Gosforth and Newcastle City Centre, whilst the nearby A1 provides convenient access north and south. Kingston Park Metro Station is also within easy reach, making this an ideal home for professionals, first-time renters, downsizers or those seeking a low-maintenance lifestyle.

## Property Description

### Ground Floor

#### Entrance hallway -

**Open plan living area and kitchen - 25' 5" x 10' 9" (7.75m x 3.28m)** A beautifully presented open-plan living space forms the centrepiece of the apartment, combining a stylish fitted kitchen with a generous lounge and dining area. French doors frame attractive green views and open onto the patio area, creating a wonderfully light and airy atmosphere. Whether relaxing after work, entertaining guests or enjoying a quiet morning coffee, this versatile room offers the perfect blend of comfort and contemporary living.

The stylish kitchen is fitted with a comprehensive range of contemporary shaker-style cabinetry, complemented by quality work surfaces and a breakfast bar dining area. Offering excellent storage and workspace, the kitchen has been designed with modern living in mind and seamlessly flows into the open-plan lounge, creating a superb space for cooking, dining and entertaining.

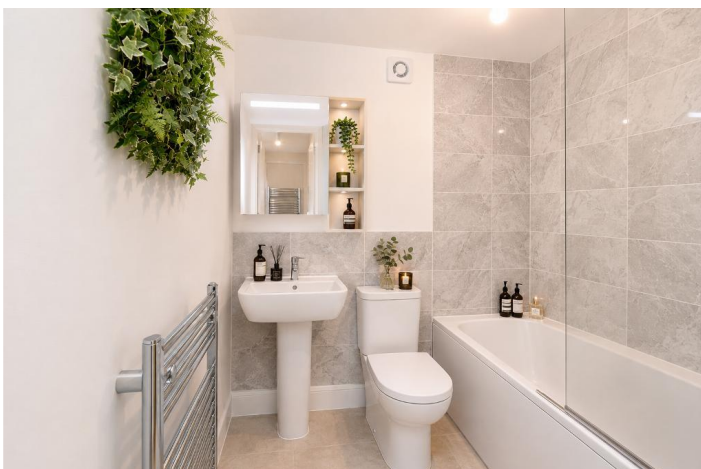
**Bedroom one - 11' 6" x 8' 7" (3.51m x 2.64m)** Bedroom One is a generous double bedroom offering a bright and comfortable retreat. Beautifully presented throughout, the room benefits from a striking feature wall and ample space for a double bed and accompanying bedroom furniture. A window overlooking the communal grounds allows plenty of natural light to fill the room, creating a light and airy atmosphere. The bedroom further benefits from direct access to a useful dressing/storage room, providing excellent additional storage and



enhancing the practicality of the accommodation.

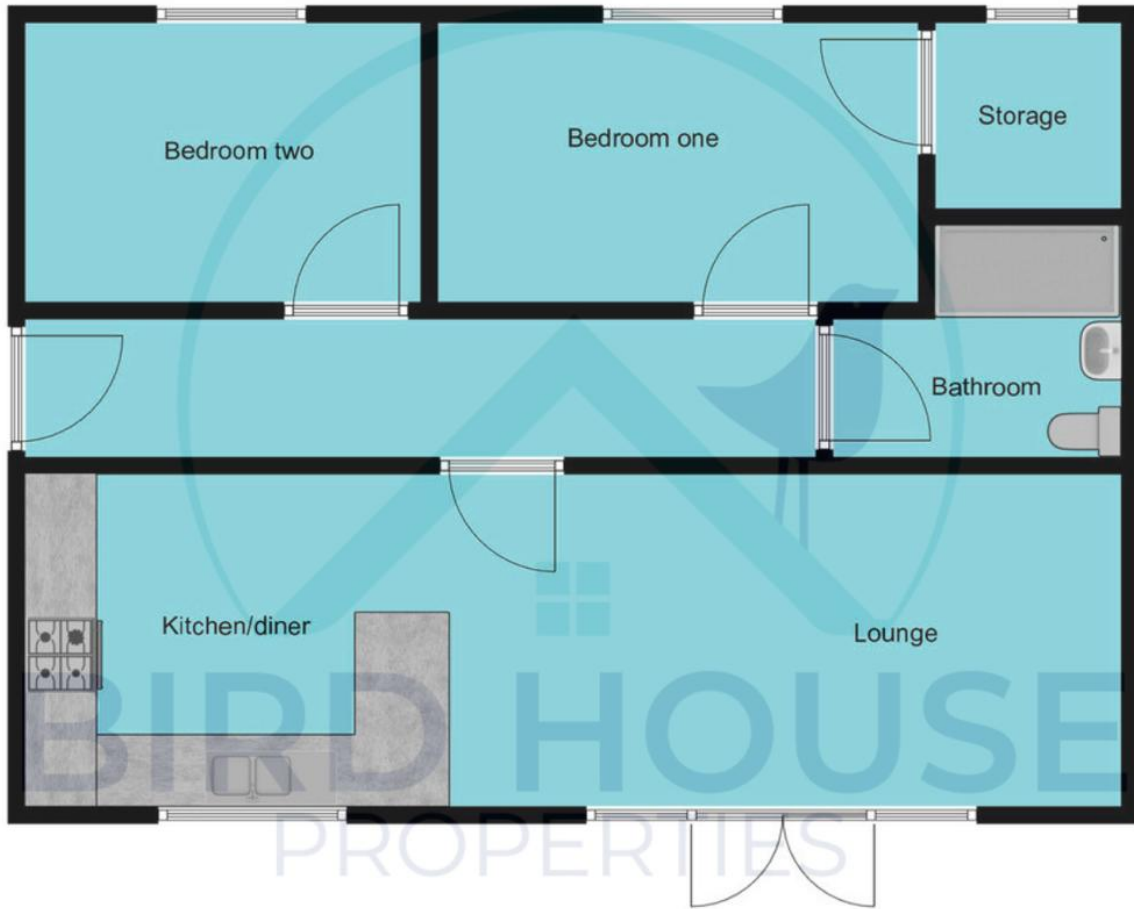
**Bedroom two - 8' 3" x 7' 6" (2.54m x 2.31m)** Bedroom Two is a versatile and well-proportioned room currently arranged as a stylish home office, demonstrating the flexibility of the accommodation. Ideal for those working from home, the room offers space for a desk and storage furniture whilst still being equally suited as a guest bedroom, nursery or hobby room. A window provides natural light, creating a pleasant and productive environment, and the neutral décor allows prospective occupants to tailor the space to their individual needs.

**Bathroom - 6' 3" x 6' 8" (1.93m x 2.05m)** The bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Finished with modern tiling and complemented by a heated chrome towel rail, the room offers a clean and stylish appearance. Thoughtfully designed to maximise both comfort and practicality, the bathroom provides a bright and relaxing space for everyday use



# Floorplan(s)

## Wisteria Place, ground floor



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>83 B</b>	<b>83 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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.