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POPPY PLACE, NEWCASTLE UPON TYNE, NE13

Offers Over £325,000

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Attractive four-bedroom detached family home built by Taylor Wimpey, occupying an excellent plot within the popular Great Park development. The property offers well-balanced family accommodation throughout, together with an attached garage, driveway parking and a sought-after south-facing rear garden.

A particular highlight is the generous full-width kitchen/diner, which provides an excellent everyday family space and benefits from a comprehensive range of integrated appliances together with French doors opening onto the rear garden. The property also offers a spacious lounge, four well-proportioned bedrooms including a master with en-suite shower room, a downstairs WC and an upgraded family bathroom.

Poppy Place is situated within Great Park, a popular modern development on the outskirts of Newcastle upon Tyne. The property is conveniently positioned close to well-regarded schools and a range of local amenities, whilst Newcastle city centre and the surrounding areas are readily accessible by road.

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The internal accommodation comprises: an entrance hall with the staircase leading to the first floor. Positioned to the right is the spacious lounge, which benefits from a forward-facing aspect and provides a comfortable reception room with plenty of natural light. There is also a convenient downstairs WC.

To the rear of the property is the generous kitchen/diner, extending across the full width of the home. The kitchen is fitted with a good range of wall and base units, complementary work surfaces and a range of integrated appliances, including a fridge-freezer, washing machine, dishwasher, double oven, hob and extractor fan. The dining area provides an excellent space for everyday dining, whilst French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms provide comfortable family or guest accommodation. The family bathroom has been upgraded with full-height tiling around the shower area and is fitted with a bath with shower over.

Externally, the property occupies an excellent plot with a sought-after south-facing rear garden. To the front is a driveway providing off-street parking and leading to the attached garage, which offers useful additional storage. The rear garden features a paved patio seating area leading onto a lawn, providing an attractive space for outdoor dining, entertaining and enjoying the sunshine throughout the day.



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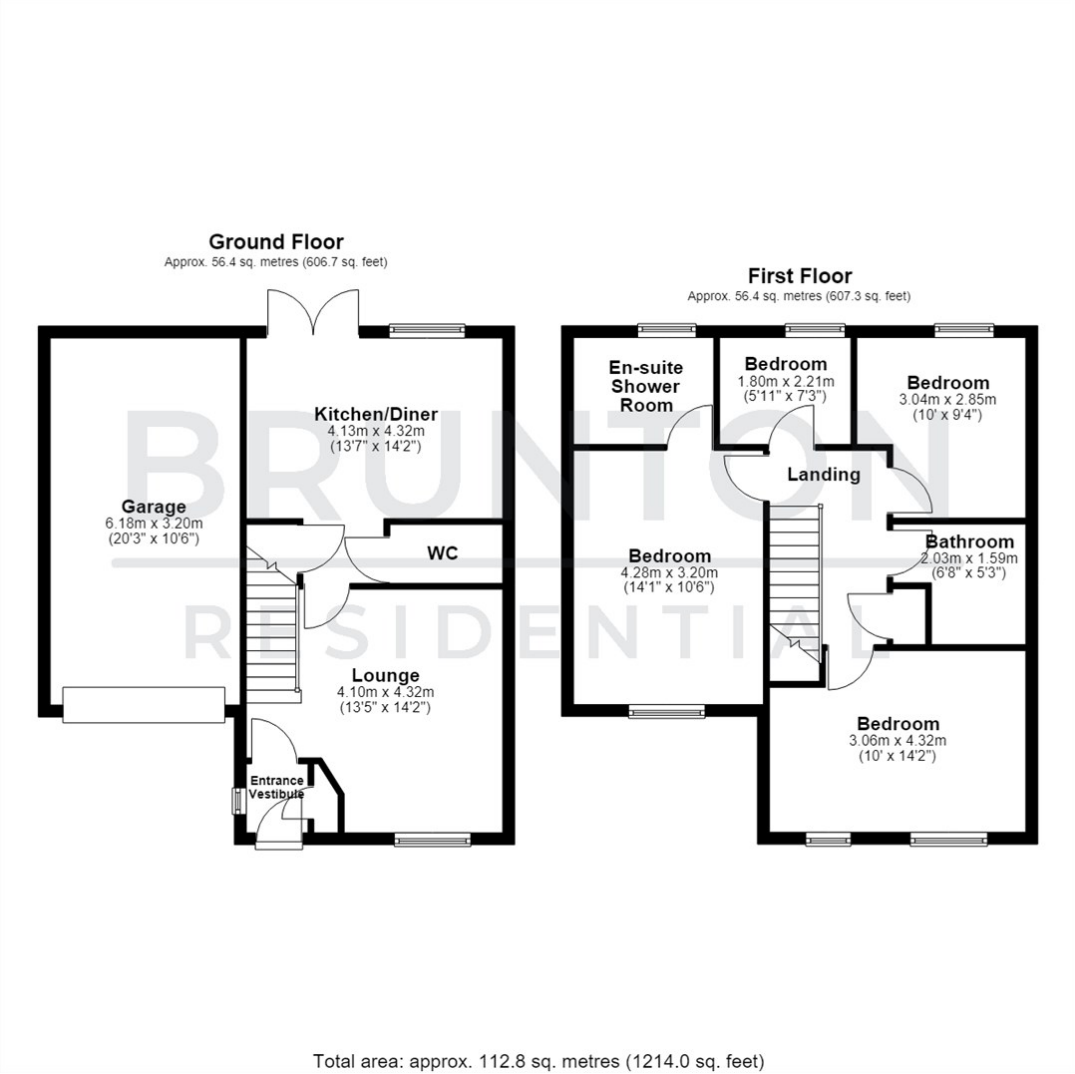
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	