



## 3 Bedroom Detached

Mandevilla Way, Newcastle Great Park, Newcastle Upon Tyne

£325,000



- Beautifully presented throughout
- Detached corner plot
- Three well-proportioned bedrooms
- Primary bedroom with en-suite
- Stylish open-plan kitchen/diner
- Separate utility room with WC
- Spacious lounge with garden access
- Modern family bathroom
- Driveway and detached garage
- Sought-after residential location



### 3 Bedroom Detached

£325,000

Mandevilla Way, Newcastle Great Park, Newcastle Upon Tyne, NE13 9FU

Less than 6 months old with 9 years of new build warranty remaining

The property is well laid out to suit modern family living. The welcoming entrance hallway provides access to the main living areas, with a spacious lounge positioned to one side, offering a comfortable space to relax.

To the opposite side, there is a stylish open-plan kitchen and dining area, creating a sociable hub of the home, complemented by a separate utility room with ground floor WC for added convenience.

Stairs from the hallway lead to the first floor, where there are three well-proportioned bedrooms, including a primary bedroom with en-suite, along with a modern family bathroom serving the remaining rooms.

Externally, the property benefits from a modern and attractive frontage, set within a well-presented residential development. To the front, there is a driveway providing off-street parking, along with access to a detached garage, offering excellent storage or additional parking options.

The property enjoys a neat and low-maintenance approach, with contemporary brickwork and clean architectural lines enhancing its kerb appeal.

To the rear, the home features a private enclosed garden, mainly laid to lawn with a patio area ideal for outdoor dining, relaxing or family use.



## 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** - Practical hard flooring, leads to lounge, kitchen/diner and utility and stairs leading to first floor.

**Lounge** - 18' 5" x 10' 2" (5.63m x 3.11m) A spacious and well-presented living room, offering a comfortable setting for both relaxing and entertaining. The room is beautifully bright, with French doors providing direct access to the rear garden, allowing natural light to flow throughout and creating a lovely connection to the outdoor space.



Finished in neutral tones with modern flooring, the space feels both stylish and versatile, with ample room for a range of furnishings. The layout easily accommodates both seating and additional areas for work or family living, making it ideal for modern lifestyles.

**Kitchen/diner - 18' 5" x 9' 4" (5.63m x 2.87m)** A beautifully presented open-plan kitchen and dining space, designed with both style and practicality in mind. The contemporary kitchen features sleek fitted units, integrated oven, hob and extractor, with generous worktop space and a breakfast bar; perfect for casual dining or morning coffee.

Natural light floods the room through dual windows, creating a bright and welcoming atmosphere, while the neutral décor and modern flooring provide a clean, versatile backdrop to suit any interior style.

The adjoining dining area offers ample space for a table, ideal for both everyday living and entertaining. This is a thoughtfully laid out space that effortlessly combines functionality with modern living.

**Utility room -** A well-designed utility and cloakroom space, offering additional worktop area with provision for freestanding appliances and ideal for keeping laundry and day-to-day essentials neatly tucked away from the main living area.

The room also benefits from a convenient ground floor two-piece suite WC, adding practicality for modern living, along with a door providing direct access to the rear garden.

## First Floor

**Primary bedroom - 18' 5" x 10' 4" (5.63m x 3.17m)** A well-proportioned primary bedroom, offering a calm and comfortable retreat with plenty of space for furnishings. The room benefits from a large window allowing for excellent natural light, complemented by neutral décor and soft flooring to create a warm and inviting atmosphere.



A fitted wardrobe provides excellent built-in storage, enhancing both practicality and the clean, streamlined feel of the space. The room further benefits from direct access to a private en-suite, adding a touch of everyday luxury and convenience.

**En-suite** - A modern en-suite shower room, finished in a clean and contemporary style. The space features a walk-in shower enclosure, pedestal wash hand basin and low-level WC, complemented by neutral tiling for a fresh and timeless feel.

A window allows for natural light and ventilation, enhancing the bright and airy atmosphere, while the overall layout has been thoughtfully designed for both comfort and practicality.

**Bedroom two - 10' 7" x 9' 2" (3.24m x 2.8m)** A well-proportioned second double bedroom, offering a comfortable and versatile space suitable for a range of uses. The room benefits from two windows allowing for good natural light, enhancing the bright and airy feel.

Finished in neutral tones with soft flooring, the space provides an ideal blank canvas for personalisation, whether used as a bedroom, guest room or home office.

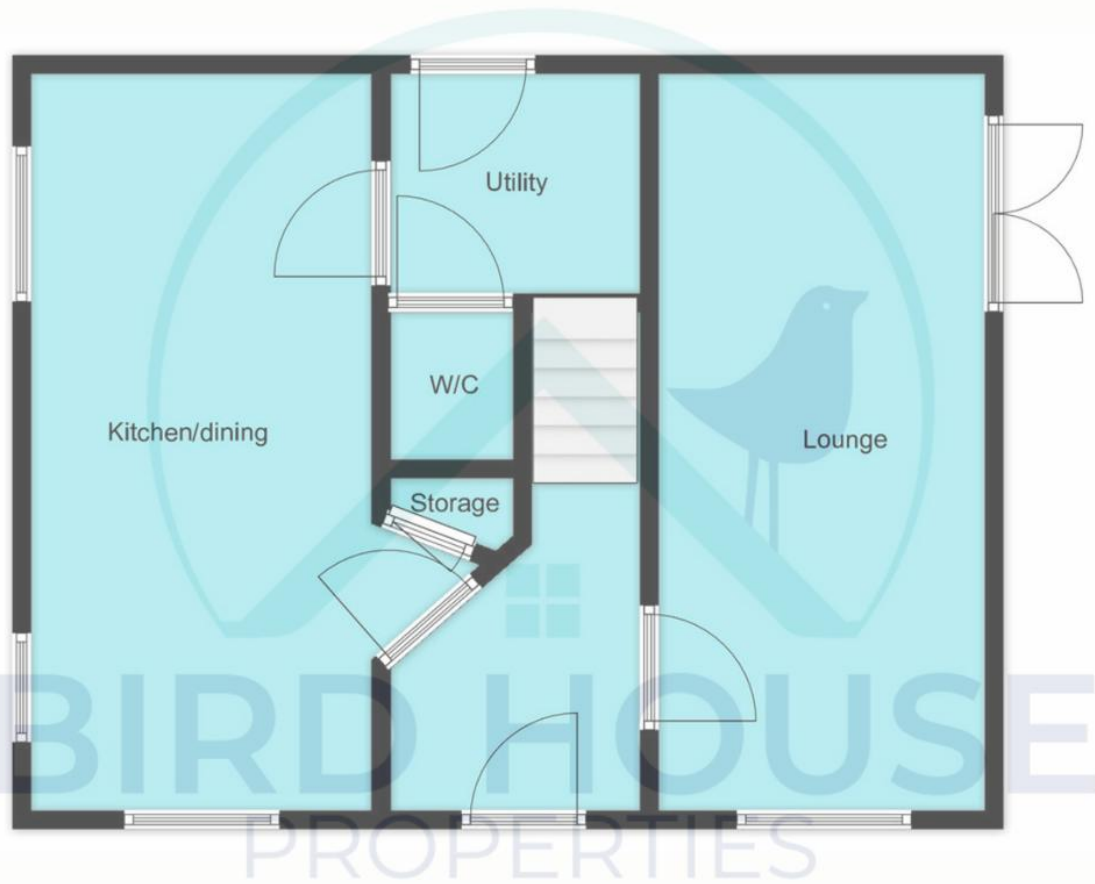
**Bedroom three - 9' 2" x 7' 6" (2.8m x 2.3m)** A well-presented third bedroom, currently arranged as a child's room, offering a bright and comfortable space. The room benefits from a window allowing for good natural light, creating a pleasant and airy feel.

Finished in neutral tones with soft flooring, this is a versatile room that could easily serve as a bedroom, nursery, or home office, depending on requirements.

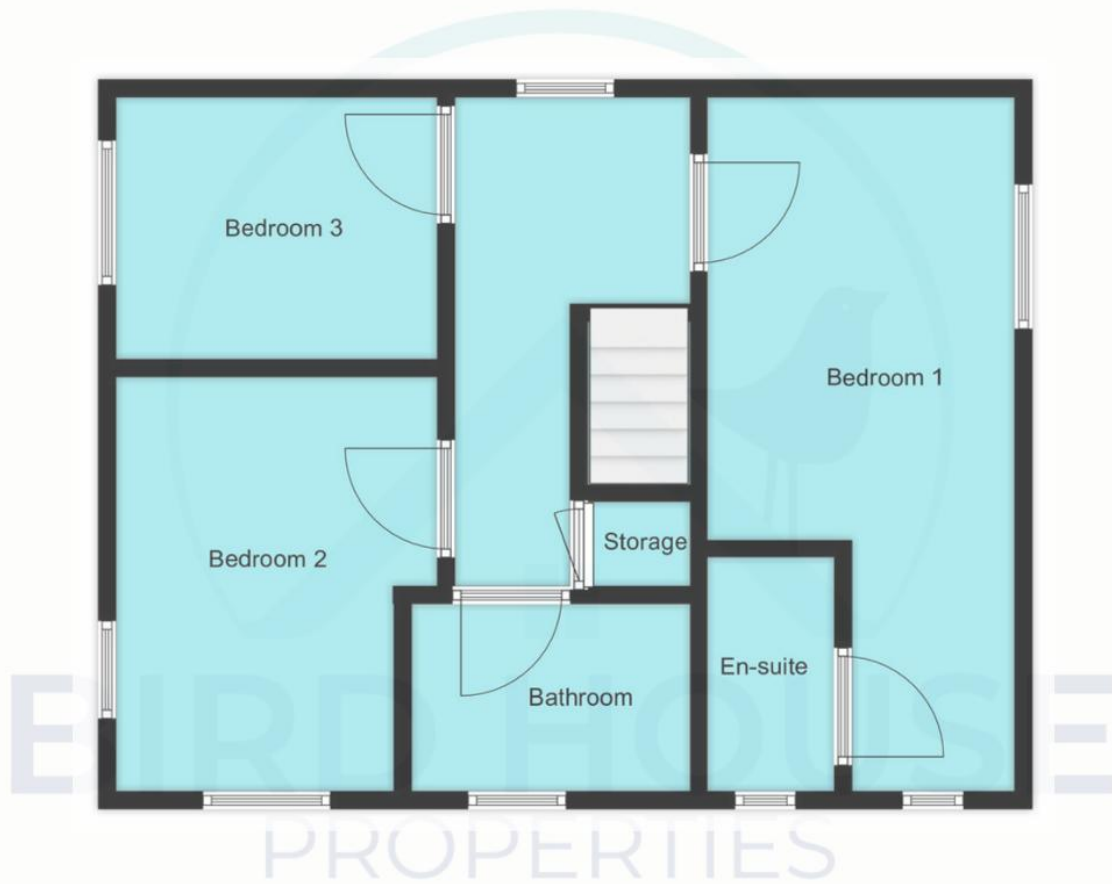
**Bathroom** - A modern family bathroom, finished in a clean and contemporary style. The suite comprises a panelled bath with shower over and glass screen, wash hand basin set within a vanity unit offering useful storage, and a low-level WC.

Complemented by neutral tiling and a window providing natural light and ventilation, the space feels bright, fresh and well-designed for everyday use.

## Mandevilla Way Ground Floor



# Mandevilla Way First Floor



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	<b>89 B</b>	<b>89 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.