



BIRD HOUSE
PROPERTIES



3 Bedroom Detached

Dahlia Grove, Newcastle Great Park, Newcastle Upon Tyne

£375,000



- Detached 4 bedroom house
- Open plan kitchen/diner
- Nearly new
- Walking distance to excellent schools
- South facing garden
- Integral garage
- Great Park town centre



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Dahlia Grove, Newcastle Great Park, Newcastle Upon Tyne, NE13 9FJ

Entrance hallway leads to lounge and kitchen/diner, utility room plus ground floor wc. The first floor has bedroom one with en-suite, bedroom two, bedroom three, bedroom four and bathroom.

The property is heated by gas and fully upvc glazed throughout.

The good sized rear garden benefits from being south facing. Integral garage and driveway.

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 - Hard flooring, leads to

Lounge - 15' 9" x 11' 0" (4.81m x 3.37m) Hard flooring, feature wall, open plan leading to the kitchen/diner.

Kitchen/diner - 17' 4" x 10' 3" (5.29m x 3.14m) Range of wall, drawer and base units, fitted appliances include dishwasher, electric oven with gas hob and extractor over. Space for freestanding fridge/freezer. Tiled splashback. Hard flooring, spotlights and additional light fitting. French doors lead to the garden.



Utility room - Bench space with unit above. Space for freestanding washing machine and tumble dryer. Door leads to the rear garden.

Ground floor wc - Dual flush wc, pedestal basin with mixer tap, hard flooring and feature wallpaper.

First Floor

Bedroom one - 14' 4" x 10' 4" (4.39m x 3.15m) Hard flooring, fitted wardrobes.



En-suite - 3-piece suite consisting of walk-in-shower, pedestal basin with mixer tap and dual flush wc. Hard flooring, partially tiled walls and privacy window.

Bedroom two - 12' 4" x 9' 3" (3.78m x 2.84m) Hard flooring, fitted wardrobes.



Bedroom three - 9' 3" x 9' 5" (2.84m x 2.88m) Hard flooring.

Bedroom four - 9' 7" x 7' 1" (2.93m x 2.17m) Hard flooring.

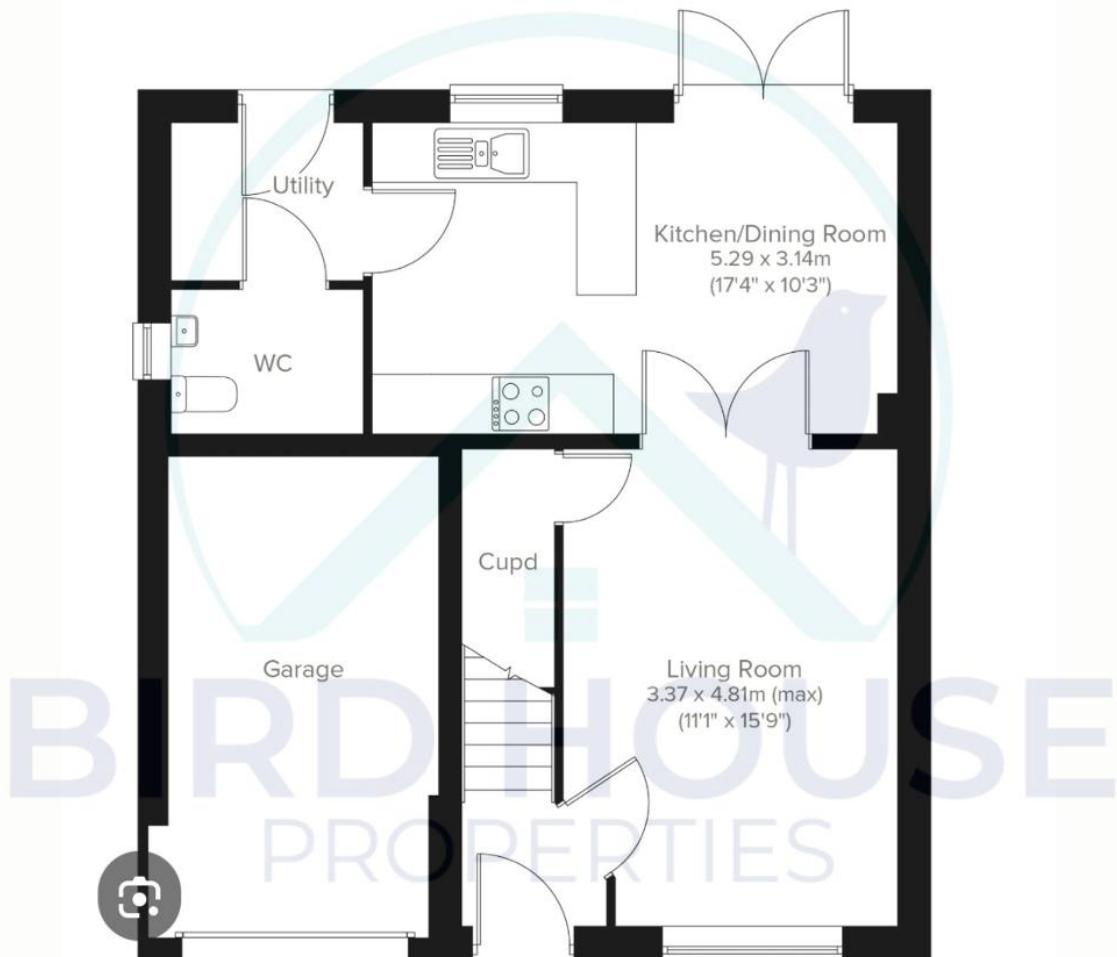
Bathroom - 3-piece bathroom suite consisting of panelled bath with shower over and glass screen. Pedestal basin with mixer tap and dual flush wc. Hard flooring, partially tiled, privacy window.



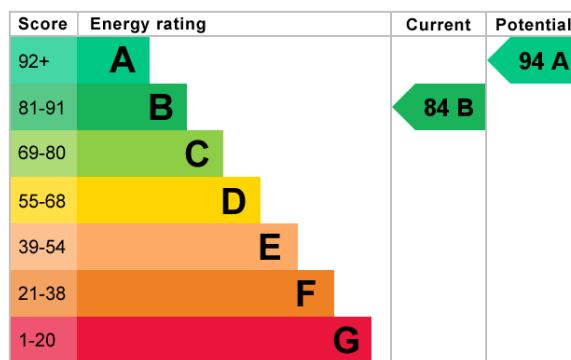
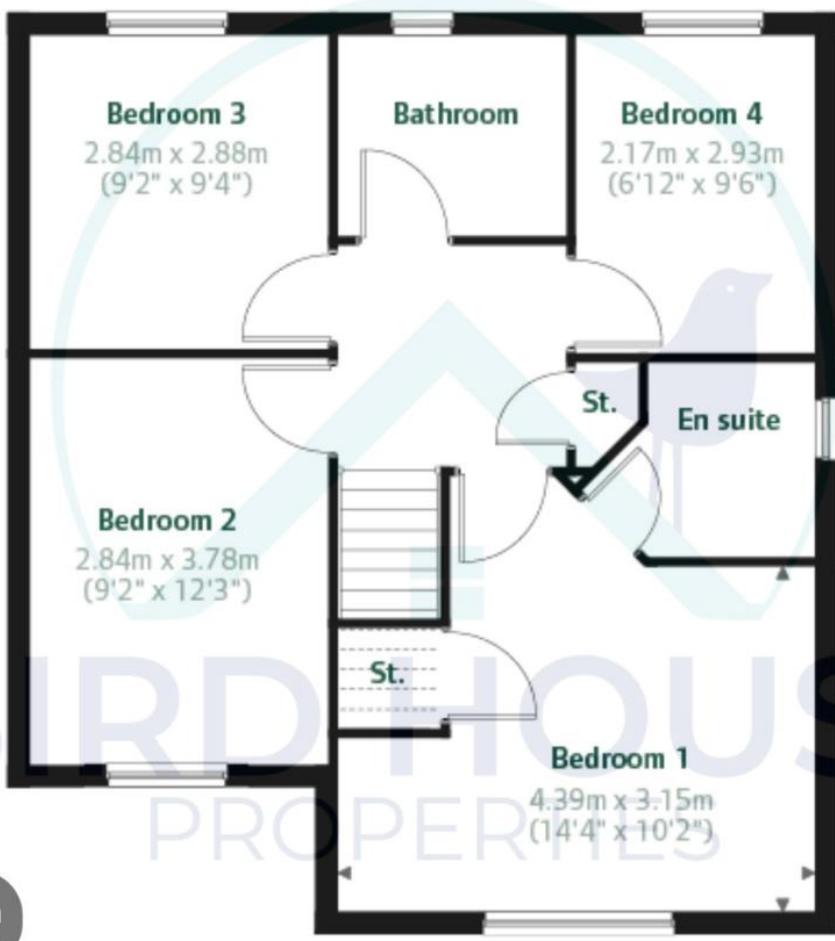


Floorplan(s)

Dahlia Grove Ground Floor



Dahlia Grove First Floor



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.