



4 Bedroom Detached

Swinhoe Road, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£350,000



- Beautifully reconfigured 4-bedroom home
- Prime location within Newcastle Great PK
- Close to Brunton First School
- Stunning open-plan kitchen and diner
- Spacious and elegantly presented lounge
- Versatile ground floor study
- Principal bedroom with modern en-suite
- Stunning shower room
- South facing garden, garage and driveway
- Solar panels A rating EPC



4 Bedroom Detached

Swinhoe Road, Newcastle Great Park, Newcastle Upon Tyne, NE13 9BF

Offers in Excess of
£350,000

Beautifully reconfigured four-bedroom detached family home, ideally located within Newcastle Great Park just moments from Brunton First School. Boasting a stunning open-plan kitchen/dining space, spacious lounge, study, south-facing garden, garage and driveway. Energy efficient with solar panels and an EPC rating of A. Offered for sale at offers over £350,000.

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 - Welcoming entrance hallway with hard flooring and carpeted staircase leading to the first floor, with access to ground floor accommodation.

Kitchen/diner - 25' 2" x 10' 0" (7.68m x 3.05m) An impressive open-plan kitchen and dining space, thoughtfully reconfigured to create a well-designed and highly functional layout, perfectly suited to modern family living and entertaining. The kitchen is beautifully appointed with a range of contemporary units, integrated and free-standing appliances and



warm wood work surfaces, with a breakfast bar providing a natural focal point. The space flows seamlessly into a dedicated dining area, creating a sociable and versatile setting. Generous windows and doors flood the room with natural light, enhancing the sense of space and connection to the home (dimensions to max).

Lounge - 17' 1" x 11' 0" (5.22m x 3.37m) A beautifully presented and generously proportioned lounge, offering a bright and comfortable living space. The room benefits from excellent natural light via dual aspect windows and doors, creating a warm and inviting atmosphere. Finished with stylish flooring and neutral décor, the space is both contemporary and versatile. Double doors provide a seamless connection through to the kitchen and dining area, enhancing the flow of the ground floor layout and making it ideal for both everyday living and entertaining.

Study - 7' 6" x 7' 2" (2.3m x 2.2m) A well-proportioned and versatile study, ideal for home working. The room benefits from a window providing natural light, along with neutral décor and practical flooring, creating a bright and functional workspace.

Ground floor WC - A stylish and well-presented ground floor cloakroom, fitted with a low level WC and wash hand basin. Finished with attractive tiling and decorative wall panelling, the space is enhanced by a window providing natural light and ventilation.

First Floor

Main bedroom - 11' 11" x 11' 1" (3.65m x 3.4m) A beautifully presented principal bedroom, offering a bright and spacious retreat with fitted wardrobes. The room benefits from French doors opening onto a Juliet balcony, allowing for an abundance of natural light and an airy feel. Finished in neutral tones with fitted carpeting, the space comfortably accommodates a king sized bed and additional furnishings, creating a calm and inviting environment.

En-suite - A well-appointed en-suite shower room, fitted with a shower enclosure, low level WC and pedestal wash hand basin. Finished with



complementary tiling and clean, neutral décor, creating a bright and functional space.

Bedroom two - 11' 11" x 9' 10" (3.65m x 3.02m) A spacious and well-presented double bedroom, offering a bright and comfortable space with fitted wardrobes. The room benefits from a large window allowing for plenty of natural light, along with fitted carpeting and neutral décor, creating a calm and versatile environment suitable for a range of uses.

Bedroom three - 10' 7" x 8' 9" (3.25m x 2.68m) A well-proportioned and versatile bedroom, currently utilised as a home office. The room benefits from a window providing natural light, along with fitted carpeting and neutral décor, making it ideal as a bedroom, nursery or workspace.

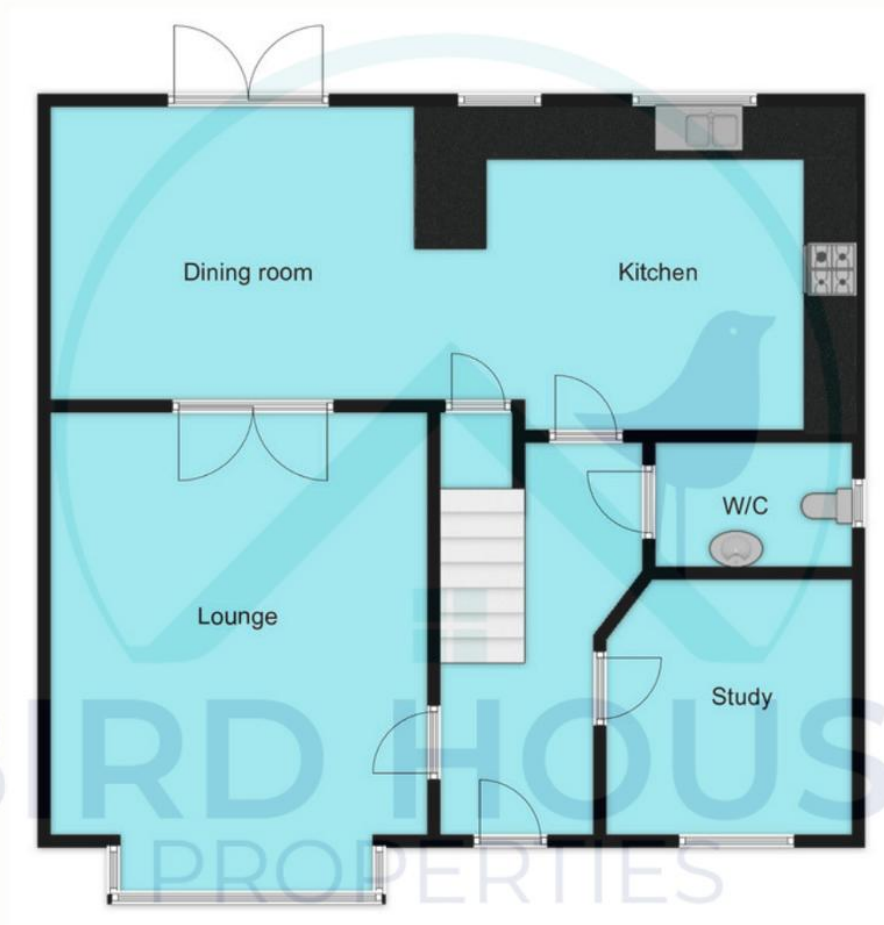
Bedroom four - 8' 6" x 8' 6" (2.6m x 2.6m) A well-presented and versatile fourth bedroom, ideal as a single room, nursery or home office. The space benefits from a window providing natural light, along with fitted carpeting and neutral décor, creating a bright and adaptable room to suit a range of needs.

Bathroom - 7' 1" x 5' 10" (2.18m x 1.8m) A beautifully finished family bathroom, fitted with a contemporary three-piece suite comprising of a large walk-in overhead shower and glass screen, wash hand basin set within a stylish vanity unit, and low-level WC. Finished with sleek tiling and a modern design throughout, the space offers both practicality and a clean, high-end feel.





Swinhoe Road Ground Floor



Swinhoe Road First Floor



Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.