



3 Bedroom Semi-Detached

Osprey Walk, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£250,000



- Semi-detached
- Newly decorated
- 3 Bedrooms
- Primary bedroom with en-suite
- Balcony
- Integral garage
- Driveway
- Large sunny garden



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The Accommodation

Originally built by Persimmon, The Rufford is a contemporary and well-designed home offering stylish, practical living. The ground floor features a spacious lounge alongside a modern kitchen/diner with French doors opening onto the patio and rear garden, a convenient WC, and an integral garage.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room and private balcony, together with a modern family bathroom. The property benefits from uPVC double glazing throughout and gas central heating via a combination boiler.

This attractive home will appeal to a broad range of buyers, including couples and families alike.

Location

Newcastle Great Park is a substantial urban development located to the north-west of Newcastle upon Tyne. This modern residential and commercial area, designed to accommodate over 4,500 homes, offers a blend of contemporary living with access to green spaces and local amenities. The development features schools, healthcare facilities, shops and recreational areas, making it a self-sustaining community. Strategically positioned near major transport links, Newcastle Great Park aims to provide a balanced lifestyle for its residents, combining the tranquility of suburban living with the conveniences of urban proximity.

Newcastle Great Park boasts excellent amenities, including the Great Park Community Centre with a football pitch and the Havannah Three Hills nature reserve.

The developing Newcastle Great Park Town Centre already features several useful shops, such as Guinot Beauty Salon, One Stop, a pharmacy, and Morrison's supermarket.

Dining options include Kwai Feh a Chinese sit-in and takeaway restaurant, and Plaza Bistro. Other services available are Guinot Beauty Salon, U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children. More recently new units to open are Home Desire and flooring as well as the new luxury boutique gym 'PhysiquePro'.

Great Park Academy has recently opened for secondary school children next door to Havannah First School, located near the Sage roundabout, This excellent educational facility will cater to children aged 4-16, providing a significant asset to Newcastle Great Park.

Additionally, Brunton First School is another established and highly sought-after school in the area. Pre-school facilities include Plantpots Montessori Playgroup and a private nursery. Plantpots operates from two sites one at the Community Centre and the other due to open at



Havannah First School.

The area hosts pop up events such The Grey Goose Alpine bar/tipis with attractions for children, Santa, cinema nights and quiet fireworks at midnight on New Year's Day. Great Park Events also hosts a summer festival.

Property Description

Ground Floor

Lounge - 16' 1" x 10' 3" (4.93m x 3.13m)

Kitchen/diner - 18' 10" x 7' 7" (5.75m x 2.34m)

Ground floor WC -

Garage/storage space - The garage has been converted to make space for a utility room / crafts / storage

First Floor

Primary bedroom - 13' 10" x 9' 6" (4.24m x 2.9m)

En-suite -

Bedroom two - 11' 3" x 8' 8" (3.43m x 2.66m)

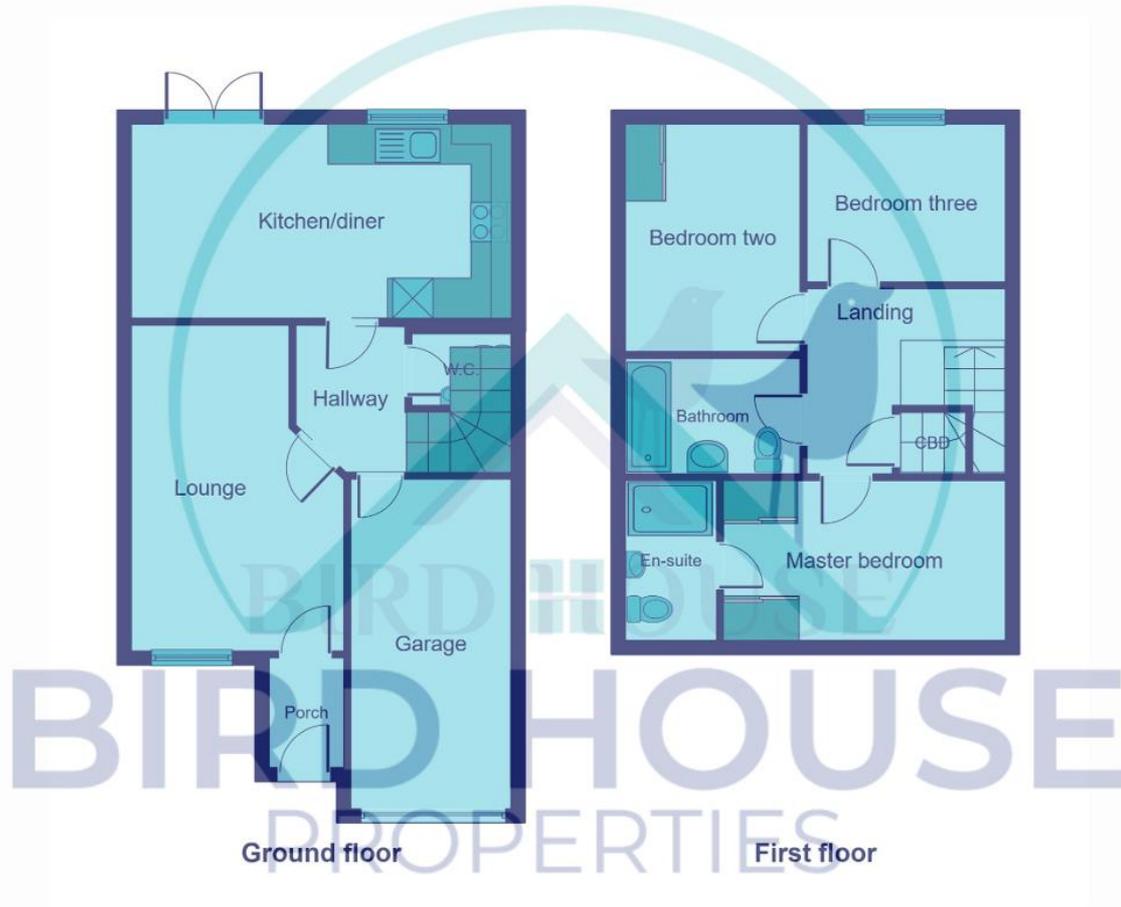
Bedroom three - 9' 10" x 7' 10" (3m x 2.41m)

Family bathroom - 8' 9" x 5' 8" (2.67m x 1.73m)



Floorplan(s)

Osprey Walk



| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 75 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.