



2 Pinetree Drive, Camperdown
Newcastle Upon Tyne

Offers in Region of £260,000

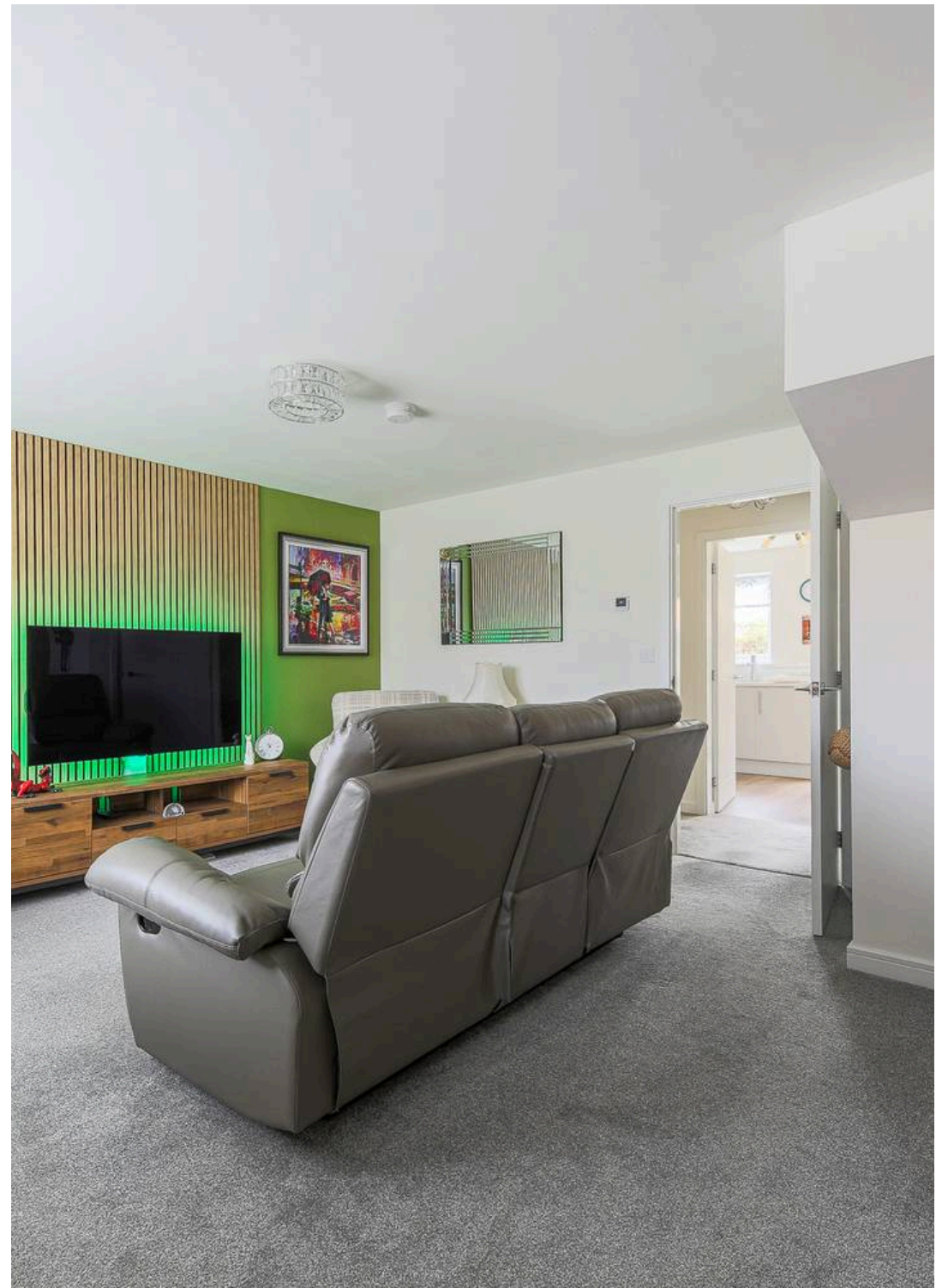
2 Pinetree Drive

Camperdown, Newcastle Upon Tyne

Alexander Hudson Estates welcome to the market this bright and airy three-bedroom semi-detached property offers an inviting and contemporary living space, perfectly positioned within the sought-after Cygnet Park development in NE12.

The home opens to a welcoming hallway that leads into a spacious lounge, designed to provide a comfortable setting for both relaxation and entertaining. At the heart of the property lies a modern open-plan kitchen and dining area, thoughtfully arranged to overlook the rear garden, creating an ideal environment for family meals and social gatherings. The kitchen is fitted with sleek cabinetry and integrated appliances, offering both functionality and style. Upstairs, the principal bedroom benefits from a private en-suite, providing a peaceful retreat with added convenience. Two further well-proportioned bedrooms offer flexibility for family living, home working, or guest accommodation, complemented by a contemporary family bathroom finished to a high standard.

Residents of Cygnet Park enjoy the advantages of a modern, well-planned community with excellent local amenities nearby. The development is ideally situated for access to highly regarded schools, local shops, and supermarkets, making it a practical choice for families and professionals alike. Transport links are particularly strong, with easy access to major road networks and public transport options that facilitate straightforward commutes to Newcastle city centre and beyond. The vibrant local area offers a range of leisure and fitness facilities, as well as welcoming cafes and restaurants, ensuring a balanced lifestyle for residents. With its contemporary design, versatile accommodation, and prime location within a thriving neighbourhood, this three-bedroom semi-detached home presents an outstanding opportunity for those seeking comfort, convenience, and a sense of community in NE12.





Council Tax band: C

Tenure: Freehold

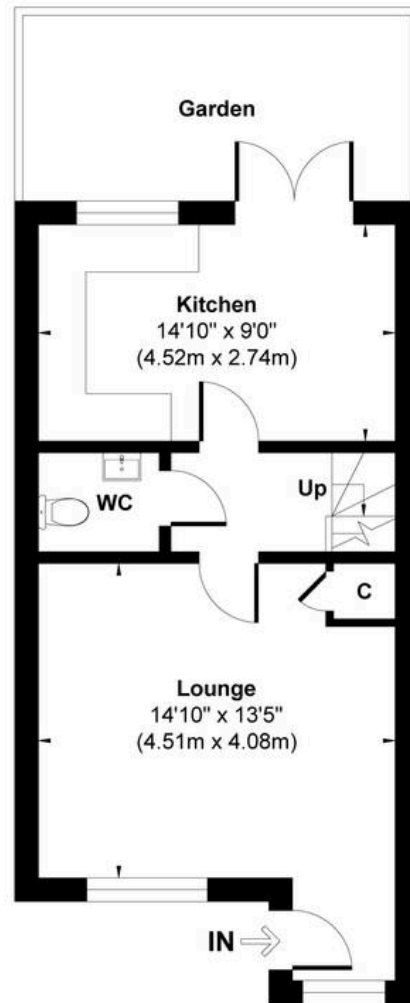
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

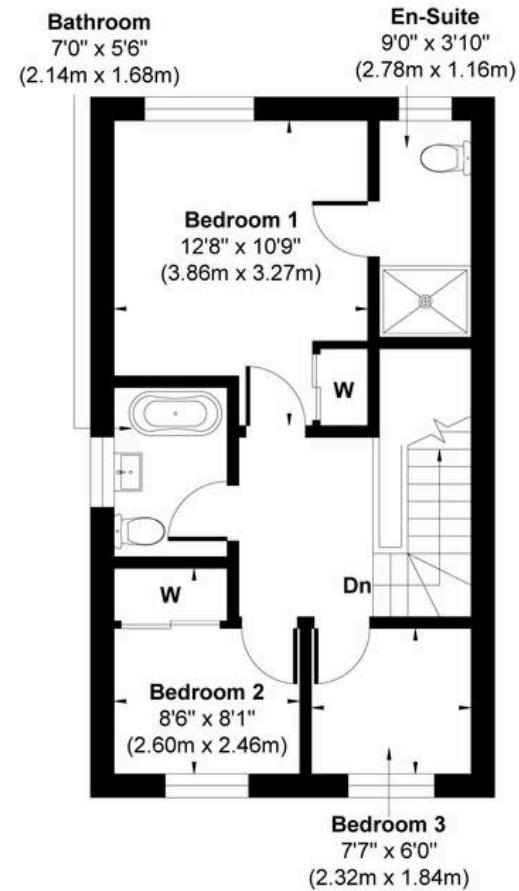
- Bright and airy three-bedroom semi-detached property.
- Open-plan kitchen and dining are overlooking the rear garden.
- Principal bedroom with private en-suite.
- Situated within the new development of Cygnet Park, NE12.







Ground Floor
 Approximate Floor Area
 402 sq.ft
 (37.38 sq.m)



First Floor
 Approximate Floor Area
 402 sq.ft
 (37.38 sq.m)

Approx. Gross Internal Floor Area 804 sq. ft / 74.76 sq. m

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