



3 Bedroom Semi-Detached

Wagonway Drive, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£239,000



- Three bedroom townhouse set over three floors
- Spacious lounge with access to the rear garden
- Modern kitchen and ground floor WC
- Principal bedroom suite occupying the top floor
- En-suite shower room to the principal bedroom
- Private balcony accessed from the principal bedroom
- Landscaped and mature rear garden
- Long driveway providing off-street parking
- Contemporary family bathroom
- Sought-after location within Newcastle Great Park



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Upon Tyne, NE13 9BX

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The entrance hallway leads to the kitchen, ground floor WC and lounge to the rear with access to the garden. To the first floor are two well-proportioned bedrooms and the family bathroom. The top floor is dedicated to the principal bedroom suite, benefitting from an en-suite shower room and access to a private balcony.

Externally, the property enjoys a mature landscaped rear garden together with a long driveway to the rear providing off-street parking. The property is heated by gas central heating and benefits from radiators and light fittings throughout.

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 -

Lounge/diner - 13' 11" x 14' 8" (4.26m x 4.48m) A spacious and inviting lounge positioned to the rear of the property, beautifully presented with modern décor and attractive wood-effect flooring throughout. The room offers excellent proportions for both relaxing and entertaining, with a feature media wall creating a contemporary focal point. French doors provide access to the landscaped rear garden whilst allowing plenty of natural light to flow into the space, enhancing the bright yet cosy



atmosphere. There is ample room for a range of seating and furnishings, making this an ideal family living area.

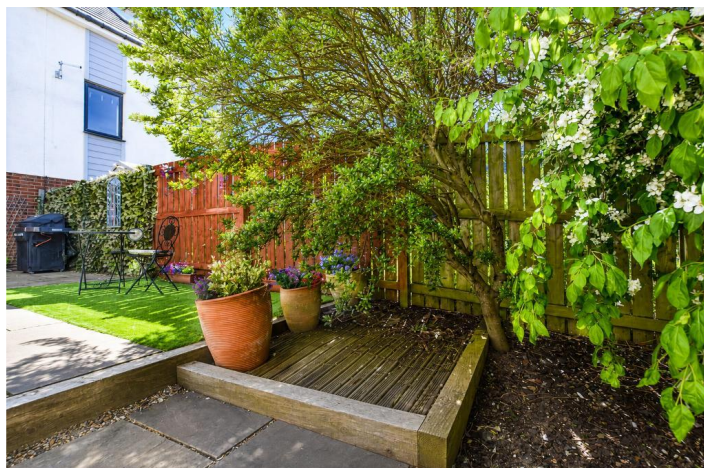
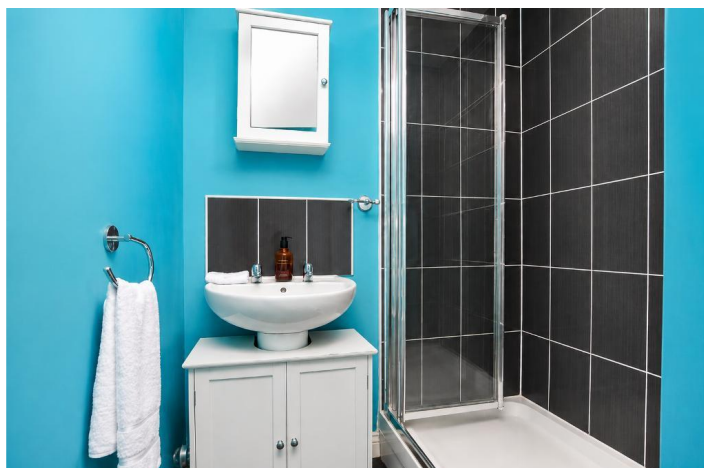
Kitchen - 11' 11" x 10' 1" (3.65m x 3.08m) A modern fitted kitchen offering a range of wall and base units with complementary work surfaces and tiled splashbacks. The space is well designed to maximise storage and practicality, incorporating integrated cooking appliances together with space for additional white goods. Dual windows allow for plenty of natural light, creating a bright and welcoming feel, whilst the contemporary finish and neutral tones complement the overall style of the home.

Ground floor cloaks/wc - A convenient ground floor WC/cloakroom fitted with a low level WC and wash hand basin with complementary tiling and neutral décor. Ideally positioned off the entrance hallway, the space provides excellent practicality for guests and everyday family living.

First Floor

Bedroom three - 13' 8" x 7' 4" (4.17m x 2.25m)
Bedroom three is a bright and versatile room currently utilised as a dressing room and beauty space, benefitting from dual aspect windows allowing for excellent natural light throughout. The room offers flexibility to suit a variety of needs including a bedroom, nursery, home office or hobby room. Finished in neutral décor with fitted blinds and ample space for furnishings, the room enjoys a light and airy feel whilst overlooking the surrounding development.

Bedroom two - 14' 8" x 12' 11" (4.48m x 3.96m)
Bedroom two is a generously sized double room, beautifully presented with modern décor and excellent natural light from dual aspect windows. The room offers ample space for a range of bedroom furnishings and benefits from extensive fitted wardrobes providing superb storage solutions. A stylish feature wall adds character to the space, whilst the neutral flooring and décor create a bright and relaxing atmosphere, making this an ideal guest room, teenager's bedroom or additional principal-style bedroom.



Family bathroom - 6' 1" x 6' 1" (1.86m x 1.86m) The family bathroom is fitted with a modern white suite comprising a panelled bath with glazed shower screen and shower over, low level WC and wash hand basin. Finished with contemporary tiled walls and neutral flooring, the room enjoys a bright and fresh feel enhanced by natural light from the window. Well presented throughout, the bathroom offers both practicality and modern styling for everyday family living.

Second Floor

Principle bedroom - 14' 3" x 11' 3" (4.35m x 3.44m) The impressive principal bedroom is situated on the top floor and offers a spacious and stylish retreat, beautifully presented with a striking feature wall and modern décor throughout. The room benefits from excellent natural light and ample space for a range of bedroom furnishings, whilst the adjoining walk-in wardrobe provides superb storage and dressing space. Positioned off the bedroom is access to the en-suite shower room together with doors leading onto the private balcony, creating a bright and relaxing principal suite feel.

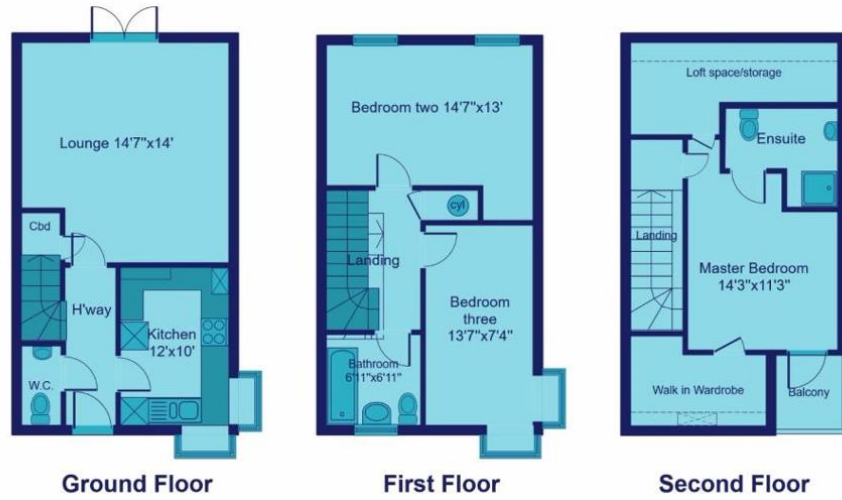
En-suite - The en-suite shower room is stylishly presented with contemporary tiling and vibrant décor, fitted with a modern shower enclosure, wash hand basin with vanity storage beneath and low maintenance finishes throughout. The space offers a sleek and modern feel whilst providing excellent practicality as part of the principal bedroom suite.



Floorplan(s)

Wagonway Drive, Great Park, Newcastle upon Tyne, NE13

Total floor area 110.2 sq. m. (1,186 sq. ft.) approx



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 Floor plans are for identification purposes only. All measurements are approximate.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.