



## 3 Bedroom Detached

Dahlia Grove, Newcastle Great Park, Newcastle Upon Tyne

**£1,300** per month



- Detached house • 3 Bedrooms • Spacious lounge • Kitchen/diner • Nearly new property • Primary bedroom with en-suite • Family bathroom • Perfect family home
- Garden/garage and driveway



### 3 Bedroom Detached

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

**£1,300** per  
month

3 Bedroom detached house available to rent. Front porch leading into lounge, through to stairs and downstairs wc and to kitchen/diner. First floor has primary bedroom with en-suite, bedroom two, bedroom three and family bathroom.

The property has an enclosed rear garden. Integrated garage and driveway to front of the property.

## 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 U-Salon, 66-Barbers, Vanilla & Dreams, and Great Park Dentistry. Lemon Tree Soft Play offers a perfect spot for parents to entertain their children.

Great Park Academy is under construction and set to open in 2025, while Havannah First School, located near the Sage roundabout, has recently opened. 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.

## Property Description

### Ground Floor

#### Lounge -



Kitchen/diner -

Ground floor wc -

First Floor

Primary bedroom -

En-suite -

Bedroom two -

Bedroom three -

Family bathroom -

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>82 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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.

