



167 Willowbay Drive

Great Park



## 167 Willowbay Drive, Great Park, NE13 9EQ

Willowbay Drive is ideally situated within the Great Park development offering a fantastic ground floor apartment with two spacious bedrooms, an enhanced kitchen/living space and impressive upgraded tiled bathroom.

Upon entering the property, the hallway provides access to all main rooms, including the open plan kitchen and living area, two double bedrooms and the bathroom. The layout works particularly well, giving the home a bright and open feel while still maintaining a sense of separation between the living and bedroom areas.

The kitchen features tasteful contemporary wall and base units along with a gas hob and oven, whilst there is ample space to comfortably accommodate a dining table and chairs. The tiled flooring adds a practical and stylish touch to the room. The living area is a beautifully presented room, enhanced by double French doors that open out to a small patio area and benefit from a west facing aspect, allowing for plenty of natural light in the afternoon and evening.





The property offers two well proportioned double bedrooms. Currently, one is used as the principal bedroom, while the second has been arranged as a dressing room.

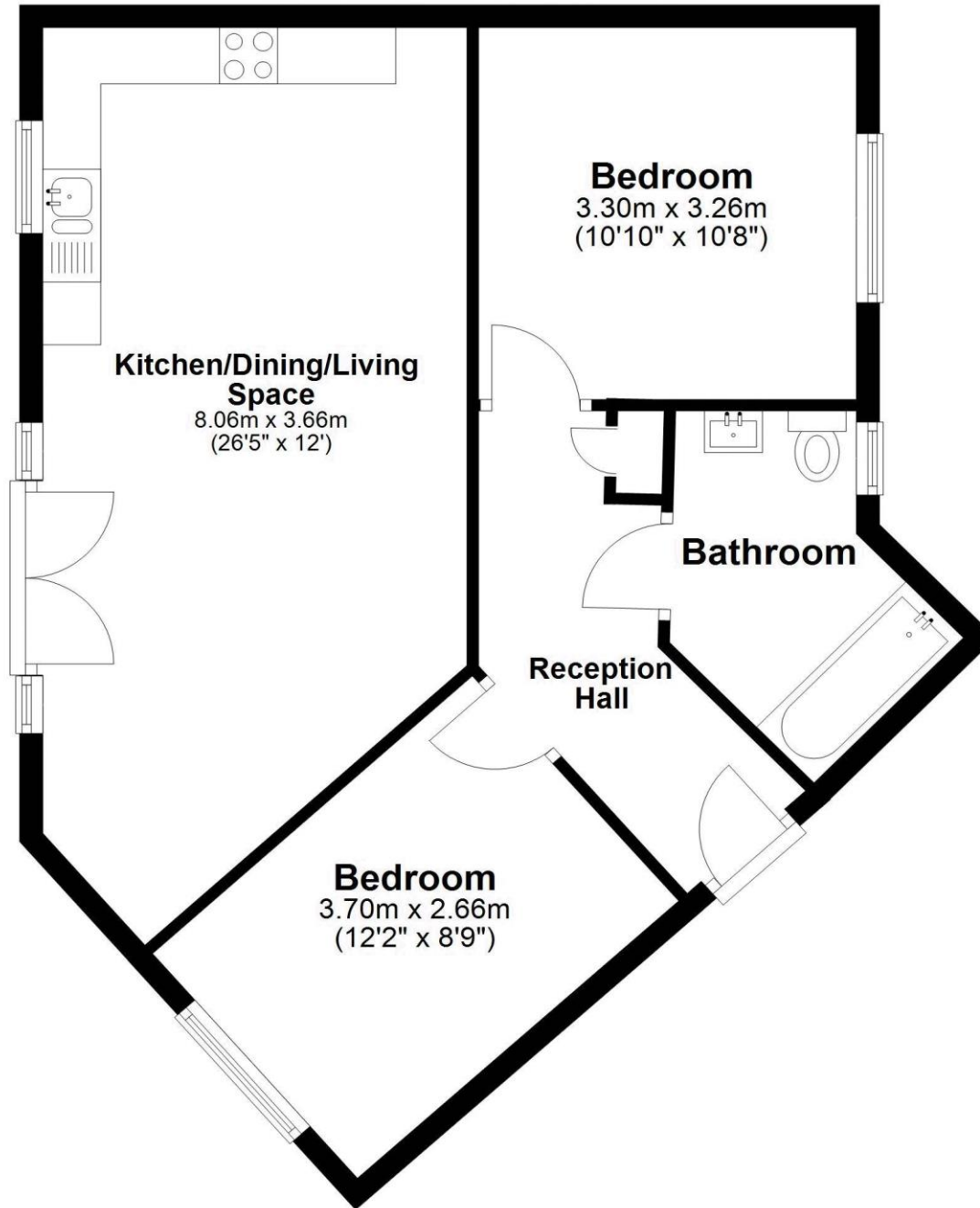
Externally, the property benefits from an allocated parking bay.

Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Leasehold | Lease Term Remaining: 990 Years Plus | Ground Rent: £12 Per Annum | Service Charge; £130 Per Annum | Estate Charge; Approximately £1,000 Per Annum | Council Tax; Band B | Energy Performance Certificate; Rating B

Price Guide: Guide Price £165,000

# Ground Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

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# SANDERSON YOUNG

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