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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £215,000

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Situated within a popular modern development in Newcastle upon Tyne, this attractive three-bedroom property provides well-planned accommodation spread across three floors. The home combines generous living accommodation with plenty of natural light and a pleasant south-facing rear garden, making it an excellent option for first-time buyers, professional couples and growing families.

On entering, the property offers a comfortable lounge alongside a spacious kitchen/dining room, with French doors providing access to the rear garden. There are three good-sized bedrooms, with the principal bedroom benefiting from the entire top floor. Externally, the enclosed garden and off-street parking add further convenience and practicality to the property.

Roseden Way is well positioned for a range of everyday amenities, local schools, transport connections and shopping facilities. Newcastle city centre is easily accessible, providing convenient links for both commuters and families, while the nearby road networks give access to the wider region.

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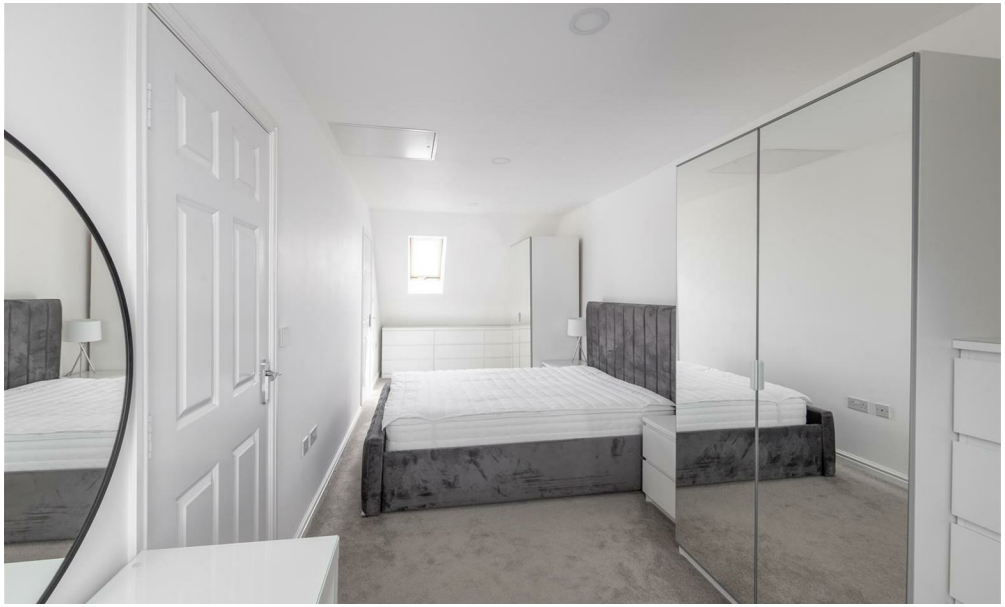
Upon entering the property, a porch provides access into the welcoming lounge, which enjoys a pleasant outlook towards the front. The lounge also benefits from a useful storage cupboard and leads through to the central hallway. From here, stairs rise to the first floor, alongside access to a convenient ground-floor WC.

Situated across the rear of the property, the kitchen/dining room provides a generous space and is fitted with a range of wall and base units together with integrated appliances. French doors open directly from the room onto the rear garden, while the natural light helps create a bright and inviting setting.

Upstairs, the first-floor landing provides access to two well-proportioned double bedrooms, with one bedroom further benefiting from a Juliet balcony. A well-appointed family bathroom is also located on this floor and serves both bedrooms.

The staircase continues to the second floor, where the third bedroom occupies the full level. This particularly spacious bedroom benefits from views towards the front of the property, alongside a Velux window and useful built-in storage cupboards.

Externally, there is off-street parking provided to the front of the property. The rear garden is south-facing and features a good-sized lawn enclosed by timber fencing, offering a pleasant and private outdoor area well suited to relaxing, family life and entertaining.





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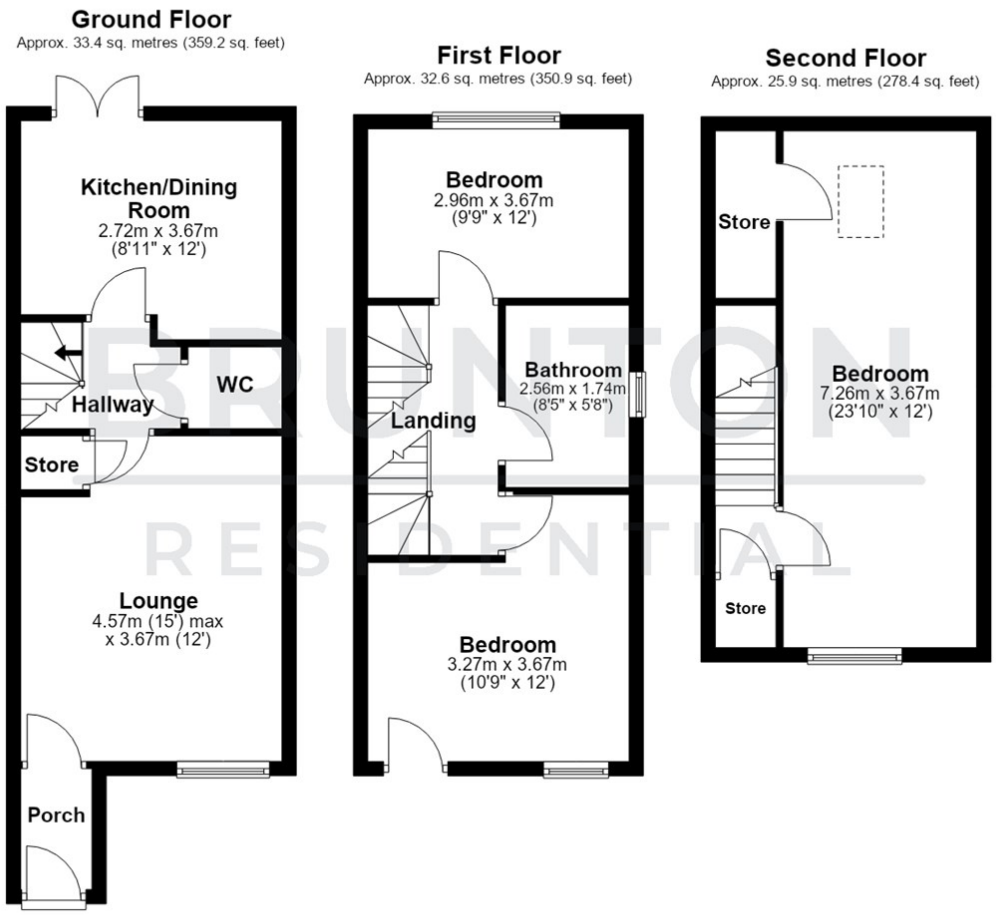
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 91.8 sq. metres (988.5 sq. feet)

