



## 5 Bedroom Detached

Merlin Chase, Newcastle Great Park, Newcastle Upon Tyne

**£700,000**



- 5 bedroom family home
- Open-plan kitchen & family area
- Lounge with log burner
- Principal bedroom with dressing room
- 3 further double bedrooms with en-suites
- Double garage currently used as a bar
- Good-sized landscaped rear garden
- Ample off-street parking
- Quiet corner plot position
- Flexible layout ideal for modern family



## 5 Bedroom Detached

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This spacious five-bedroom family home is thoughtfully arranged over three floors. The heart of the home is the bright open-plan kitchen and family area, opening via French doors onto the rear garden, complemented by a generous lounge. A separate study provides ideal space for home working or homework, with a cloakroom completing the ground floor.

The first floor features a principal bedroom with dressing room and en-suite bathroom, along with two further double bedrooms, each with their own en-suite shower room. The second floor offers two additional double bedrooms and a shared shower room, providing flexible accommodation for growing families.

The property is gas heated, fully UPVC double glazed and fitted with plantation shutters throughout. The sunny, landscaped rear garden includes patio, lawn and decking with planted borders and a feature willow tree, with gated access to the garage and driveway.

A double garage, currently used as a games room and bar, benefits from flooring, power, a TV point and boarded eaves for storage. A large driveway provides ample off-street parking for multiple vehicles.

## 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** - Luxury hard flooring and a staircase finished with a fitted carpet runner, exposed treads and decorative stair rods. Heating controls. Luxury designer wallpaper.

**Lounge** - **16' 0" x 12' 7" (4.9m x 3.86m)** Designer wallpaper, log burner, recently fitted luxury flooring. Chrome sockets and switches. Fittings for wall mounted television.

**Study** - **11' 3" x 7' 5" (3.43m x 2.28m)** Designer wallpaper, feature mirrored wall, recently fitted



luxury hard flooring.

**Ground floor WC** - 2-piece suite consisting of dual flush wc, pedestal basin with mixer tap, partially tiled, designer wallpaper and mirrored wall.

**Kitchen/diner/family room** - *38' 0" x 14' 8" (11.6m x 4.49m)* (To max) Fully fitted kitchen with a range of high shine wall, drawer and base units with contrasting quartz worktops and illuminating lighting. Fitted appliances consist of gas hob with stainless steel splashback and extractor over, double eye level oven and dishwasher. Space for freestanding fridge/freezer.

The family area has plenty of space for large sofas, feature wallpaper and fittings for wall-mounted television.

Luxury hard flooring, spotlights and dual set of French doors leading to garden.

**Utility room** - *5' 11" x 6' 3" (1.81m x 1.91m)* Wall unit, workbench and space for washing machine and tumble dryer.

## First Floor

**Primary bedroom** - *15' 3" x 12' 10" (4.65m x 3.93m)* To front, dimensions exclude dressing room. Luxury hard flooring and spotlights. Walk-in-wardrobe, dressing area leading to en-suite.

**Primary en-suite** - 4-piece suite consisting on panelled bath with mixer tap, walk-in-shower, dual flush wc and pedestal basin with mixer tap. Privacy window, tiled walls and flooring, spotlights.

**Bedroom two** - *14' 9" x 10' 5" (4.52m x 3.2m)* To rear, luxury hard flooring and mood lighting. 2 x storage cupboards.

**Bedroom two en-suite** - 3-piece suite consisting of walk-in-shower, dual flush wc, pedestal basin with mixer tap. Privacy window, fully tiled and spotlights.

**Bedroom three** - *11' 5" x 10' 11" (3.49m x 3.34m)* To front, fitted wardrobes, luxury hard flooring and spotlights.



**Bedroom three en-suite** - 3-piece suite consisting of walk-in-shower, dual flush wc, pedestal basin with mixer tap. Fully tiled and spotlights.

## **Second Floor**

**Bedroom four** - 14' 5" x 15' 7" (4.41m x 4.76m) Luxury hard flooring and spotlights.

**Bedroom five** - 12' 10" x 9' 2" (3.93m x 2.8m) Luxury hard flooring and spotlights.

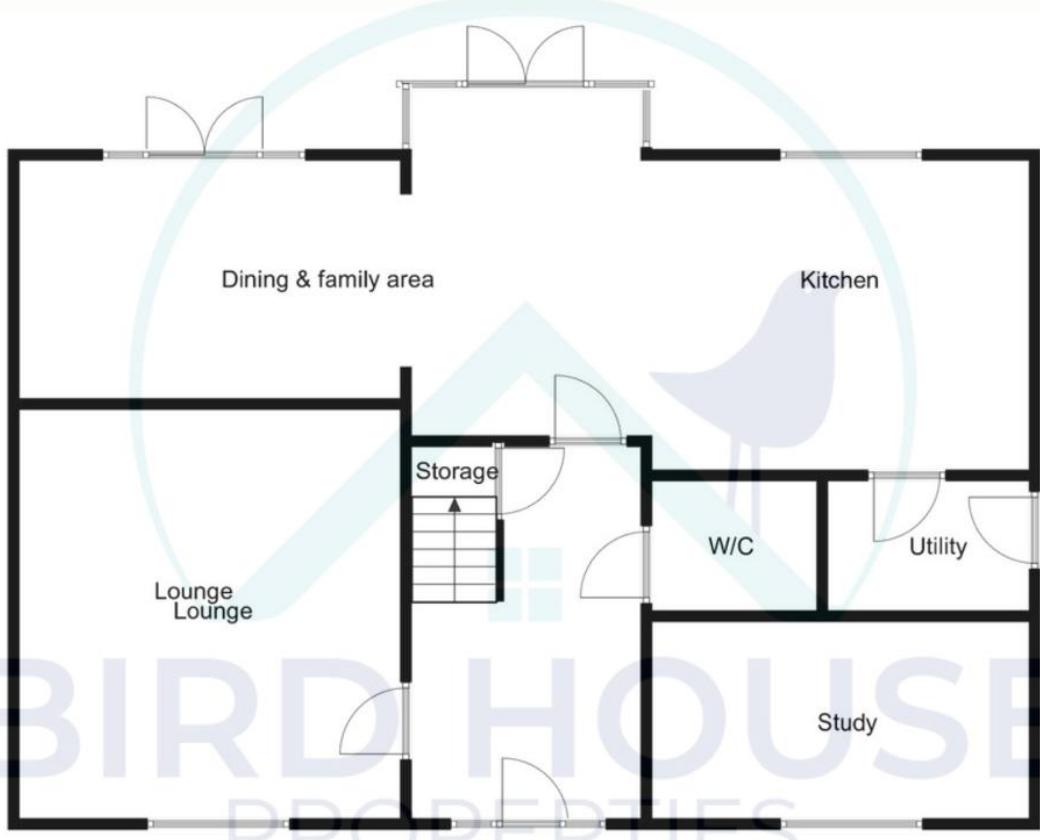
**Shower room** - 3-piece suite consisting of walk-in-shower, dual flush wc, pedestal basin with mixer tap. Velux window, fully tiled and spotlights.



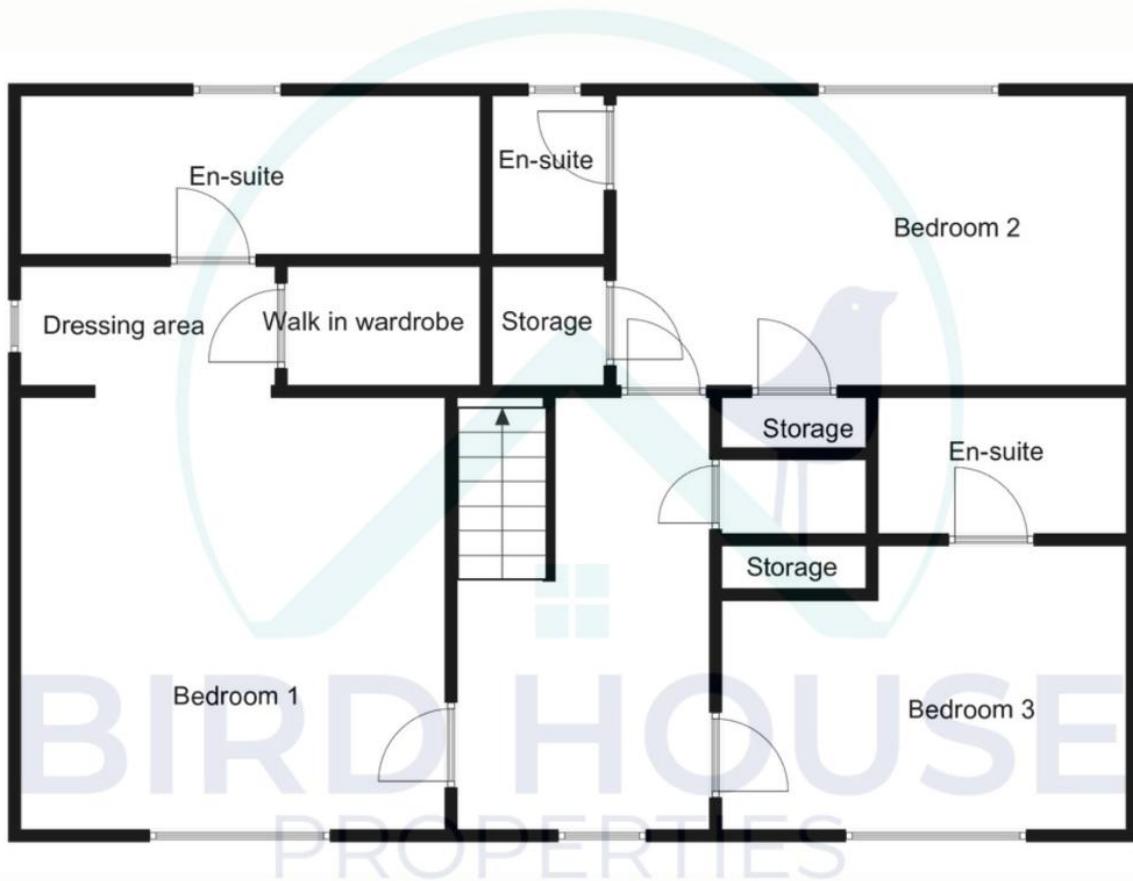




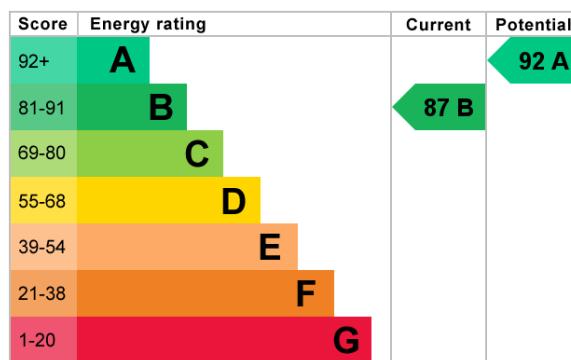
## Merlin Chase Ground Floor



# Merlin Chase First Floor



# Merlin Chase Second Floor



**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.