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SHOTTON VIEW, GREAT PARK, NE13

Offers Over £239,995

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Coffee
Sugar
Tea






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Well presented three bedroom 'Flatford' by Taylor Wimpey, a semi-detached home located on Shotton View, Newcastle Upon Tyne, offering modern accommodation, attractive outdoor space and open views towards greenery to the front.

Designed with modern living in mind, the property features a spacious lounge/diner with French doors opening onto the rear garden, alongside a well equipped kitchen/breakfast room with integrated appliances. The main bedroom benefits from an en-suite shower room, while two further bedrooms and a family bathroom provide practical accommodation for a variety of lifestyles. Externally, the landscaped rear garden has been enhanced with porcelain tiled seating areas, while a garage and off street parking complete the package.

Situated within the highly regarded Great Park development, the property enjoys convenient access to a range of local shops, amenities and leisure facilities. Well placed for access to Newcastle city centre, the A1 and surrounding areas, the location is also popular with families and professionals, thanks to its modern surroundings and excellent transport connections. This is an appealing opportunity for first-time buyers, growing families and those seeking a well-maintained home in a sought-after residential setting.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and useful understairs storage. Positioned to the right is a stylish kitchen/breakfast room, beautifully presented with sleek high gloss units, integrated appliances including an induction hob, and a large front facing window that fills the space with natural light while enjoying pleasant views towards the greenery opposite. The hallway also provides access to a convenient WC.

To the rear of the property is an impressive lounge diner, offering a bright and versatile living space with a soft neutral décor, recessed lighting and French doors opening directly onto the rear garden. The generous proportions provide ample room for both seating and dining arrangements, creating an ideal setting for everyday living and entertaining.

The first floor landing includes loft access and gives access to three well presented bedrooms and the family bathroom. The main bedroom benefits from its own en suite shower room featuring contemporary tiling and a modern suite, while the remaining bedrooms offer flexibility for family living, guests or home working. The family bathroom is equally well appointed, complete with a white suite, shower over the bath and attractive wall tiling that complements the stylish finish found throughout the home.

Externally, the property enjoys an attractive frontage with open outlooks towards green space. To the rear, the landscaped garden has been thoughtfully enhanced with extensive porcelain tiled seating areas that wrap around the lawn, creating a superb setting for outdoor dining, entertaining and relaxation. Enclosed by contemporary fencing and brick wall boundaries, the garden offers a particularly well maintained outdoor space. A garage and off street parking are positioned to the rear, completing this attractive Taylor Wimpey Flatford style home within the highly sought after Great Park development.





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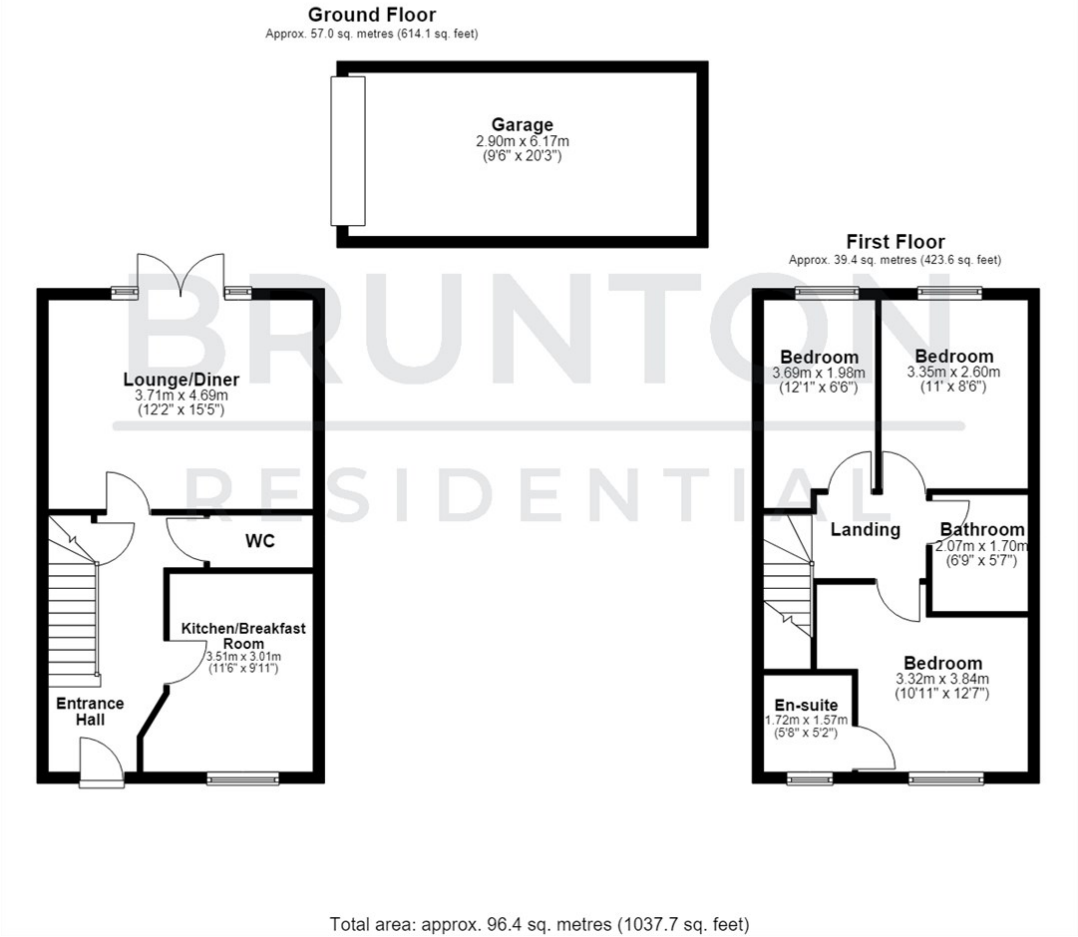
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)



