



5 Bedroom Detached

Roseden Way, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£400,000



- Impressive Five-Bedroom Family Home
- Accommodation Arranged Over Three Floors
- Stunning Kitchen/Diner with French Doors
- Versatile Ground-Floor Study / snug
- Primary Suite with Private Balcony
- Designer En-Suite to Primary Bedroom
- Additional En-Suite to Bedroom Two
- Upgraded Contemporary Family Bathroom
- Enclosed Rear Garden, Driveway & Garage
- Close to Brunton First School



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Roseden Way, Newcastle Great Park, Newcastle Upon Tyne, NE13 9BD

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A beautifully presented and exceptionally spacious five-bedroom family home arranged over three floors, ideally positioned close to highly sought-after Brunton First School and Great Park Town Centre. The property offers a stylish lounge, versatile ground-floor study/family room, striking kitchen/diner with French doors to the garden, ground-floor WC, four first-floor bedrooms, en-suite to Bedroom Two and an upgraded family bathroom. The impressive primary suite occupies the entire top floor with private balcony and designer en-suite. Externally there is an enclosed rear garden, driveway and garage. Gas central heating and uPVC double glazing throughout.

The property also benefits from an electric vehicle charging point, with the consumer unit having been upgraded to accommodate the additional electrical capacity required when the kitchen was refurbished.

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 - Welcoming hallway with practical hard flooring.

Lounge - 14' 2" x 11' 6" (4.32m x 3.52m) A beautifully presented and inviting lounge with a striking deep green feature wall, complemented by warm neutral décor and attractive wood-effect flooring. The room enjoys plenty of natural light from the large front-facing window with fitted plantation-style shutters, while the generous proportions allow ample space for substantial seating and occasional furniture. Thoughtfully styled throughout, the room has a



lovely warm, contemporary feel and provides an ideal space for relaxing and entertaining.

Study/family room - 10' 7" x 8' 7" (3.24m x 2.64m) A versatile ground floor room offering excellent flexibility for modern family life. Currently arranged as a home gym/study space, it would work equally well as a dedicated home office, snug, playroom or additional family room. Finished in neutral tones with wood-effect flooring and a window providing natural light, the room is a useful and adaptable addition to the ground floor accommodation.

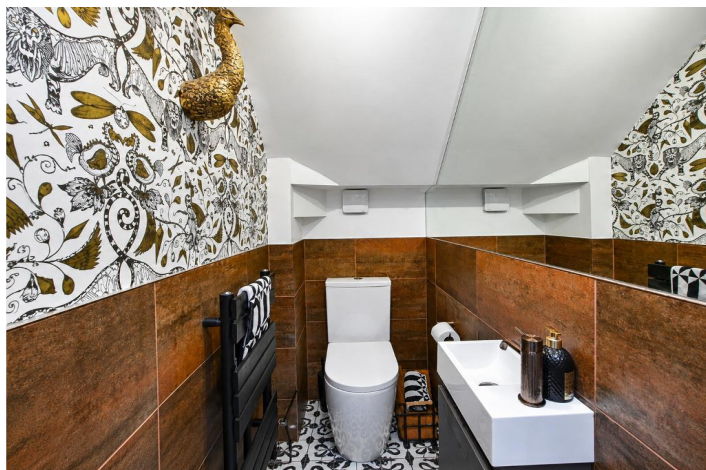
Kitchen/diner - 24' 10" x 10' 11" (7.58m x 3.35m) A superb contemporary kitchen and dining space, beautifully designed for both family life and entertaining. The kitchen is fitted with an extensive range of sleek grey and striking copper-effect cabinetry, complemented by quartz work surfaces, a large induction hob and a boiling-water tap. Appliances include an integrated dishwasher and fridge/freezer, while the laundry appliances are neatly concealed within the fitted units, maintaining the clean contemporary finish.

The kitchen flows naturally into a generous dining area with ample space for a substantial family table and additional fitted storage. Statement lighting, stylish finishes and wood-effect flooring give the whole space a distinctive feel, while French doors open directly onto the rear garden and patio.

WC/Cloak - A stylish and characterful ground floor cloakroom fitted with a contemporary white suite comprising WC and wash hand basin. The room is finished with rich copper-effect tiling, bold patterned wall detailing and a large mirrored section, creating a distinctive and beautifully presented space.

First Floor

Bedroom two - 13' 6" x 13' 1" (4.12m x 4.01m) A spacious and beautifully presented double bedroom with an excellent amount of floor space and a bright, contemporary feel. The room comfortably accommodates a large double bed alongside additional furniture and a dedicated desk area, making it ideal for older children, guests or anyone



needing space to work from home.

A full wall of fitted sliding wardrobes provides superb built-in storage, while the front-facing window brings in plenty of natural light. Finished with attractive wood-effect flooring and stylish individual décor, this is a substantial and highly versatile second bedroom.

En-suite - 6' 5" x 6' 3" (1.98m x 1.91m) A bright and stylish en-suite shower room serving Bedroom Two, fitted with a contemporary white suite comprising wash hand basin, WC and a glazed walk-in shower enclosure. The room is finished with attractive neutral tiling, wood-effect flooring and a large mirrored wall which enhances the sense of space and light. A window provides natural light and ventilation, completing this smart and well-appointed en-suite.

Bedroom three - 12' 5" x 9' 3" (3.79m x 2.84m) A well-proportioned rear-facing bedroom enjoying an outlook over the garden. The room is bright and neutrally presented, with a useful range of fitted sliding wardrobes providing excellent storage. There is ample space for a bed and additional furniture, making it ideal as a child's bedroom, guest room or home office depending on requirements.

Bedroom four - 10' 9" x 8' 6" (3.3m x 2.6m) A bright and well-proportioned front-facing bedroom with a clean, neutral finish. The room comfortably accommodates a double bed together with additional furniture and a useful desk area, making it ideal as a child's bedroom, guest room or study space. A large window provides plenty of natural light, while the generous layout gives the room a practical and versatile feel.

Bedroom five - 8' 10" x 8' 8" (2.7m x 2.66m) A bright rear-facing bedroom with a pleasant outlook and a clean, neutral finish. The room offers enough space for a single bed together with additional furniture, making it well suited as a child's bedroom, guest room or occasional study. A large window brings in plenty of natural light, while the simple layout gives the room a practical and comfortable feel.

Family bathroom - 8' 11" x 6' 5" (2.73m x 1.96m) An upgraded and stylish family bathroom finished to a high contemporary standard. The room features a modern white suite comprising panelled bath with glazed shower screen and overhead shower, WC and wash hand basin set within a sleek vanity unit. Large-format dark grey tiling creates a smart, luxurious feel, complemented by a recessed shower niche and contemporary fittings. A frosted window provides natural light and privacy, completing this impressive family bathroom.

Second Floor

Primary bedroom - 15' 10" x 13' 6" (4.85m x 4.12m) An impressive primary bedroom occupying the entire top floor, creating a wonderfully private retreat with a real sense of space. The room is generously proportioned, comfortably accommodating a large bed alongside substantial freestanding furniture and additional seating.

Natural light is provided by roof windows together with French doors which open directly onto a private balcony, adding a lovely indoor-outdoor element and making this a particularly special principal bedroom. Finished in soft neutral tones with stylish décor, this is a spacious and beautifully presented top-floor suite.

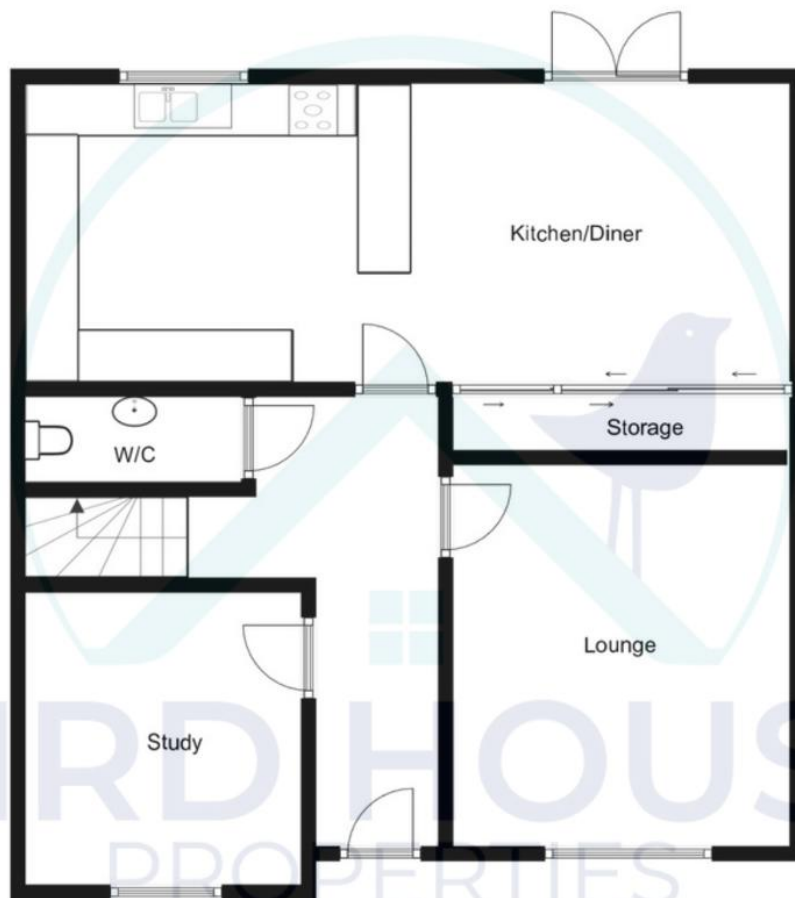
En-suite - 8' 1" x 5' 8" (2.48m x 1.75m) A stunning designer-fitted en-suite bathroom serving the primary bedroom, beautifully finished in a sleek contemporary style. The room features a freestanding bath, separate glazed shower enclosure, wash hand basin and WC, all complemented by elegant large-format grey tiling and stylish modern fittings. Roof windows bring in excellent natural light, while the spacious

layout and high-quality finish create a luxurious, spa-like feel.



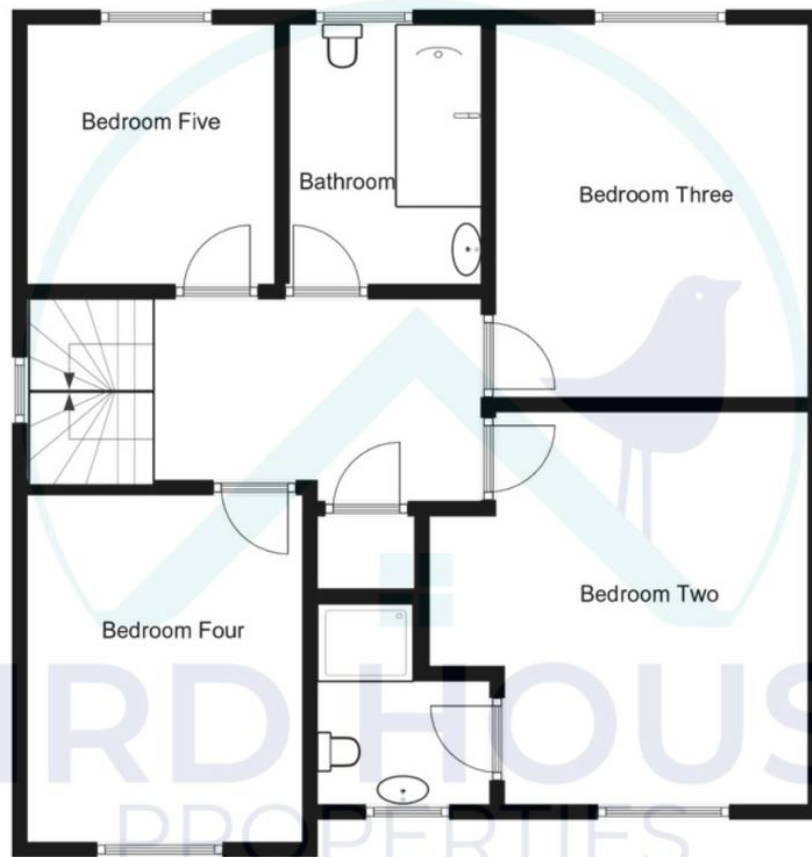


Roseden Way, Great Park



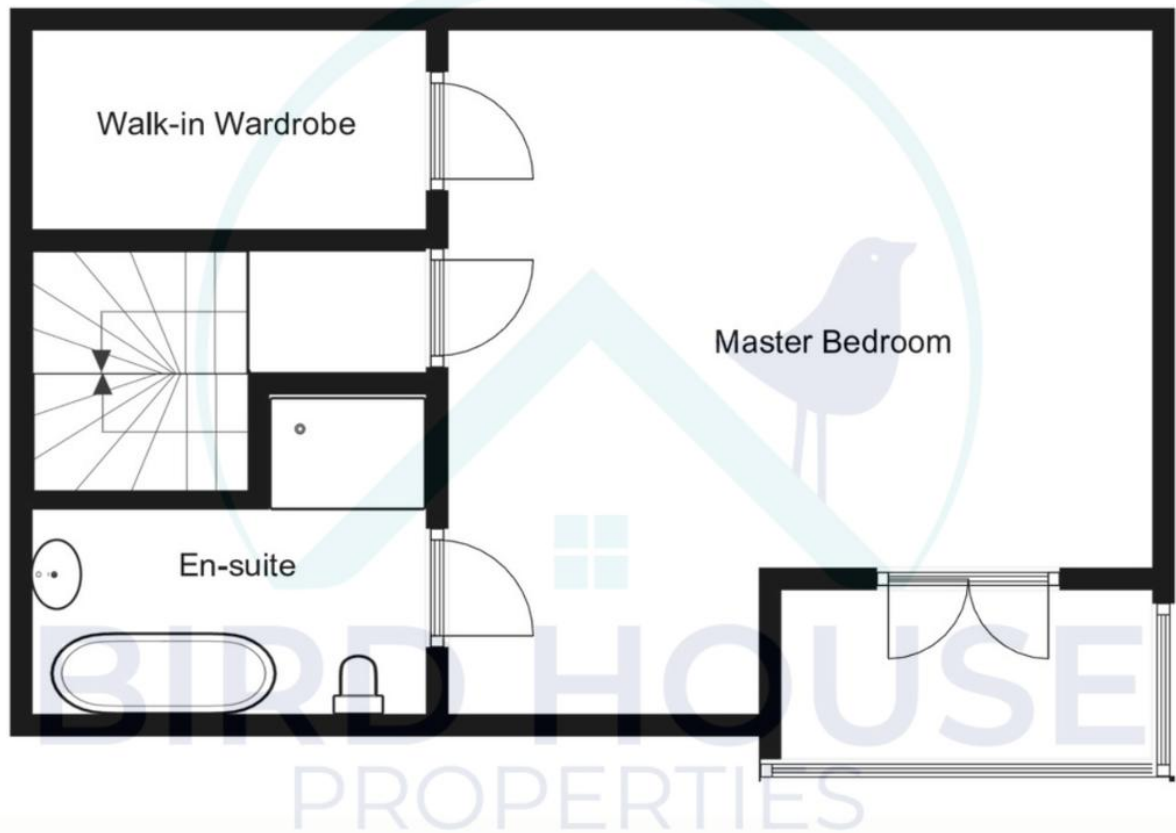
Ground floor

Roseden Way, Great Park



First floor

Roseden Way, Great Park



Second floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.