



11 Peacock Chase, Newcastle Upon Tyne, NE13 9EF

Offers Over £525,000

Hive Estates are delighted to present this immaculate five-bedroom detached family home, situated on the sought after Peacock Chase within the ever popular Great Park development. Occupying a quieter, more rural position on the estate, the property enjoys scenic surroundings while remaining conveniently close to excellent local amenities, schools and transport links.

Upon entering, you are welcomed by a spacious entrance hallway featuring stylish white high gloss tiled flooring with underfloor heating running throughout the ground floor. The impressive main living room offers a bright and spacious setting, complete with a striking feature wall, log burning stove and French doors opening onto the rear garden, creating the perfect indoor outdoor living space ideal for entertaining. A second reception room provides versatile accommodation and can be utilised as a snug, playroom or home office, finished with neutral decor throughout.

The heart of the home is the stunning open plan kitchen and dining area, fitted with sleek white high gloss handleless units and black quartz worktops. Integrated appliances include a fridge freezer, double oven, dishwasher and gas hob. The generous dining space comfortably accommodates a large family dining table and benefits from additional access to the rear garden via French doors. Leading from the kitchen is a separate utility room offering further storage space and an integrated washing machine, providing excellent practicality for family living. A convenient ground floor WC completes the downstairs accommodation, fitted with a wash basin and WC.

To the first floor, the impressive principal bedroom is flooded with natural light through large windows and features neutral decor, grey wood effect laminate flooring, fitted floor to ceiling wardrobes and a spacious en-suite shower room with feature tiling. The second bedroom is also generously proportioned and benefits from its own en-suite shower room, making it ideal for guests or older children. Bedrooms three, four and five are all well sized rooms, each finished with neutral decor and grey wood effect flooring, offering flexibility for use as bedrooms, a nursery, dressing room or additional home office space. Completing the first floor is the contemporary family bathroom, fitted with a bath and overhead shower, wash basin and WC, complemented by stylish black wall and floor tiling.

Externally, the property continues to impress. To the front, there is a double driveway leading to a double garage alongside a lawned garden and side access to the rear. The generous private rear garden is mainly laid to lawn with a patio seating area, providing an excellent space for outdoor entertaining and family living. Ideally located close to local shops, restaurants and highly regarded schools including Great Park Academy and Gosforth Academy, the property also benefits from excellent transport links into Newcastle city centre and easy access to the A1 for commuting.

Lounge 1 17'4" x 17'0" (5.30 x 5.20)

Office 10'5" x 9'10" (3.20 x 3.00)

Kitchen/Diner 11'2" x 18'8" (3.42 x 5.70)

Utility 5'2" x 5'6" (1.60 x 1.70)

WC 6'5" x 3'1" (1.98 x 0.96)

Bedroom 1 11'9" x 6'6" (3.60 x 2.00)

En-Suite 1 11'5" x 4'1" (3.50 x 1.25)

Bedroom 2 11'5" x 12'5" (3.50 x 3.80)

En-Suite 2 6'6" x 6'4" (2.00 x 1.95)

Bedroom 3 9'10" x 9'4" (3.00 x 2.85)

Bedroom 4 8'10" x 10'9" (2.70 x 3.30)

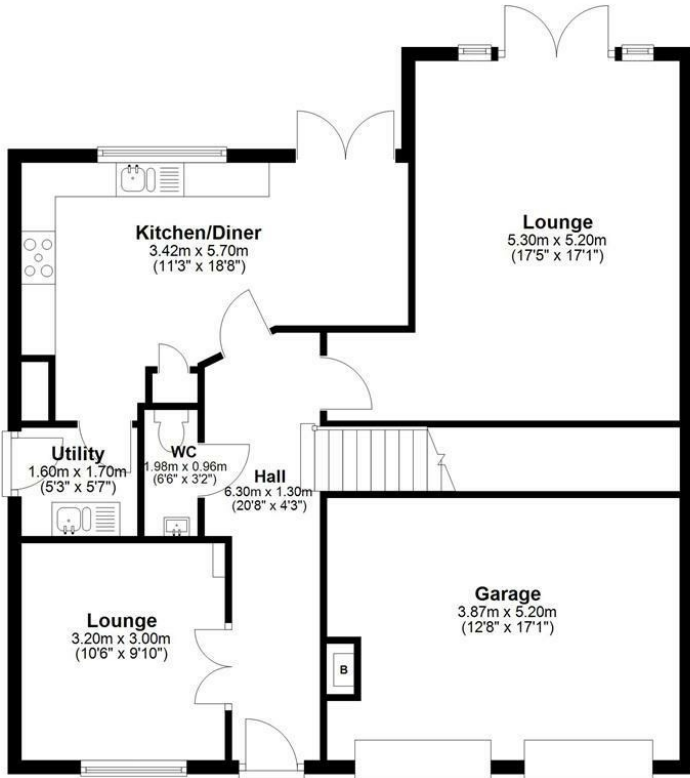
Bedroom 5 8'10" x 10'9" (2.70 x 3.30)

Bathroom 6'6" x 9'4" (2.00 x 2.85)

Floor Plan

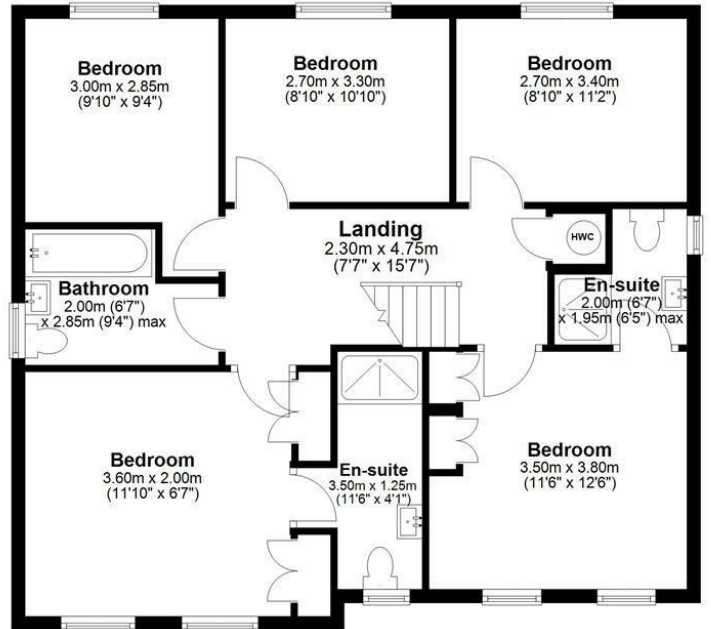
Ground Floor

Approx. 91.9 sq. metres (990.7 sq. feet)



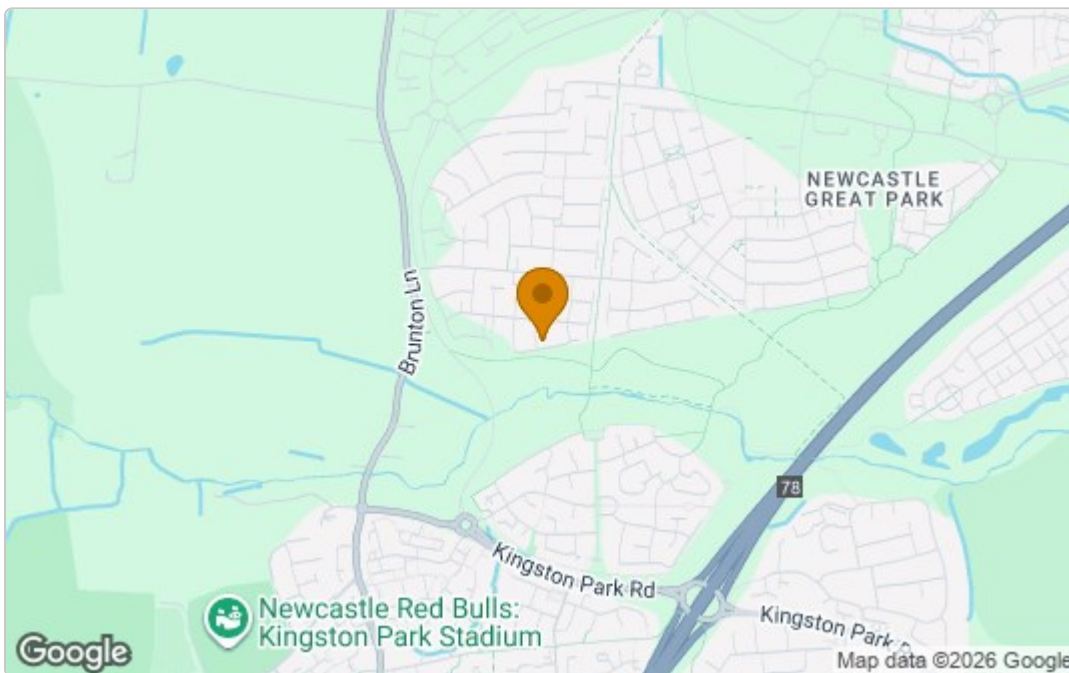
First Floor

Approx. 81.7 sq. metres (878.9 sq. feet)



Total area: approx. 173.6 sq. metres (1868.7 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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