

SIGNATURE

NORTH EAST

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📍 Osprey Walk, Newcastle Upon Tyne NE13 9DU

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Guide Price £230,000

Brand new to the sales market is this three bedroom semi detached family home on Osprey Walk, Great Park. This property offers spacious living across two floors, three double bedrooms and a West facing terrace from the master suite.

A welcoming entrance lobby leads directly into the living room which benefits from a large window that floods the space with natural daylight. The kitchen to the rear has a full range of fitted wall and floor units in a modern white finish with a variety of integrated appliances including electric oven, gas hob and dishwasher. There is also ample space for dining next to the french doors which lead to the garden. Additionally, there is a ground floor W.C and stairs leading to the first floor.

The master bedroom is to the front of the property and boasts a spacious en-suite shower room and ample space for furnishings. There is also french door access to a sizeable terrace facing West. There are a further two double bedrooms on this floor along with the family bathroom.

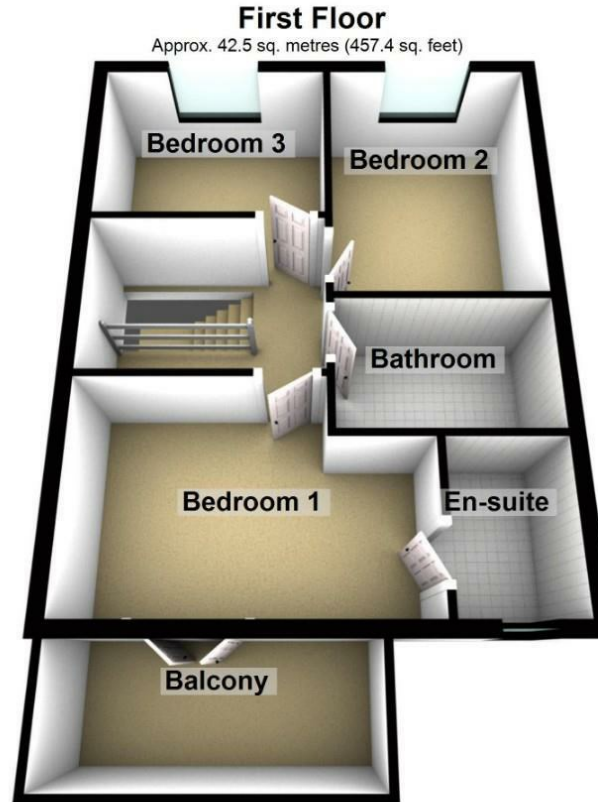
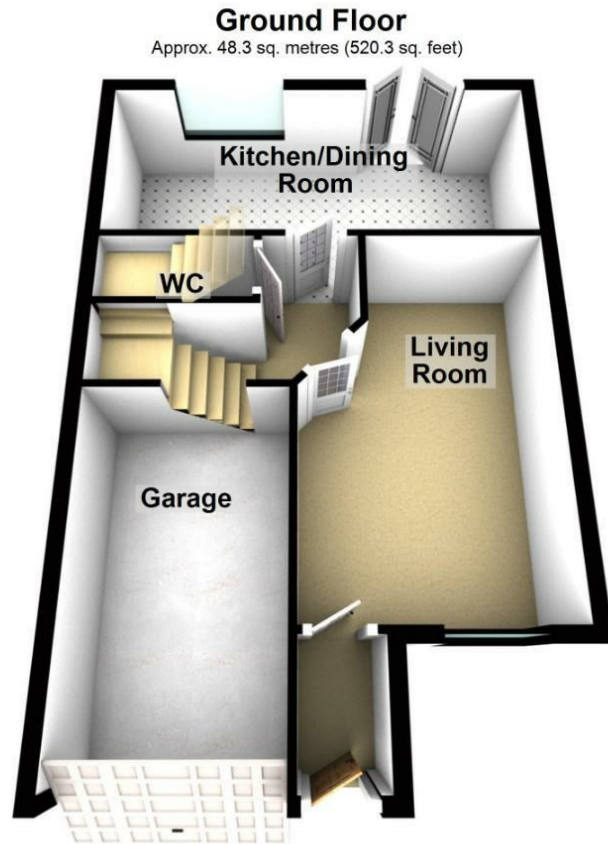
Externally this property offers a double paved driveway and integral garage for further parking to the front and a large lawn garden to the rear with patio.

The property is situated in a prime location, with a Morrisons supermarket agreed to be built in 2022 opposite the Great Park pharmacy, and the Great park academy is being built at present.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 90.8 sq. metres (977.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
16'2" x 10'4"

Kitchen / Dining Room
18'10" x 7'8"

WC
4'9" x 3'0"

Bedroom One
13'11" x 9'7"


Bedroom Two
11'4" x 8'9"

Bedroom Three
9'9" x 7'10"

Bathroom
8'8" x 5'6"

En Suite
6'10" x 4'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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