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BLINKINSOP MEWS, GREAT PARK, GOSFORTH, NE3

Offers In The Region Of £425,000

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Welcomed to the market is this four bedroom, detached house, located on the highly desired Great Park estate in Newcastle upon Tyne. Briefly comprising an entrance hallway, living room, open plan kitchen/diner/family snug with pantry and utility room to the ground floor. There are four bedrooms, a family bathroom and an en-suite to bedroom one.

Blenkinsop Mews is a quiet residential street, located on the highly sought-after Newcastle Great Park development, offering an excellent balance of modern living and convenient access to local amenities. Ideally positioned to the North of Newcastle upon Tyne, the area is particularly popular with professionals and families thanks to its attractive surroundings, green open spaces and strong transport links.

Residents benefit from easy access to the A1, Newcastle International Airport and Gosforth High Street, while regular public transport routes provide travel into Newcastle city centre. Great Park also offers a growing range of amenities, including a supermarket, café, shops and restaurants. There are also well-regarded schools within the development, which feed into the Gosforth schools network.

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The internal accommodation comprises: a spacious entrance hallway with stairs rising to the first-floor landing and a useful under-stairs WC. Positioned to the front of the property is a well-proportioned living room, creating an attractive separate reception space ideal for quieter evenings or family use.

To the rear, the property opens into an impressive extended open-plan kitchen, dining, and family snug area, forming the heart of the home. The space has been extended across the full width of the property, creating a significantly larger and more functional layout ideally suited to modern family living and entertaining. The kitchen is fitted with a range of contemporary wall and base units centred around a substantial island, while the dining area provides ample space for family dining and entertaining.

A dedicated snug area enjoys a wood-burning stove creating an attractive focal point, with large floor-to-ceiling sliding doors allowing for excellent natural light and direct access onto the rear garden. The space is further enhanced by a useful pantry and a separate utility room providing additional worktop space, appliance storage, side access, and a fitted drying cupboard with dehumidifier.

To the first floor, the landing provides access to four bedrooms, comprising three doubles and a generous single room. The main bedroom benefits from built-in wardrobes and a recently updated en-suite shower room finished with contemporary fittings and a fully tiled enclosure, while bedrooms two and three also include fitted storage. The accommodation is completed by a family bathroom fitted with both a bath and separate walk-in shower.

Externally, the property occupies a pleasant position within this highly regarded part of Great Park and benefits from a rear garden ideal for outdoor seating and family use.



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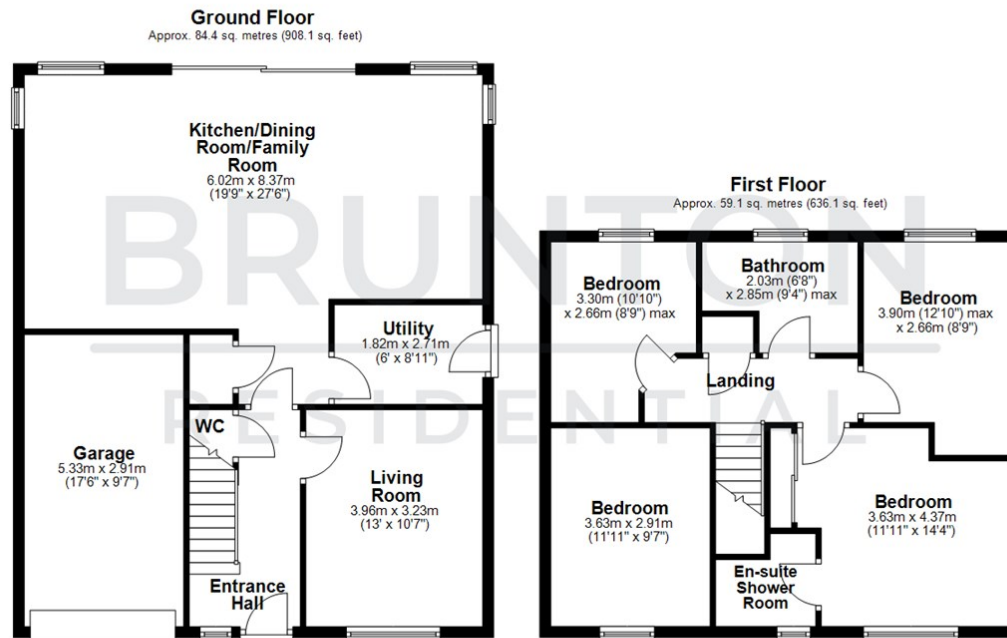
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

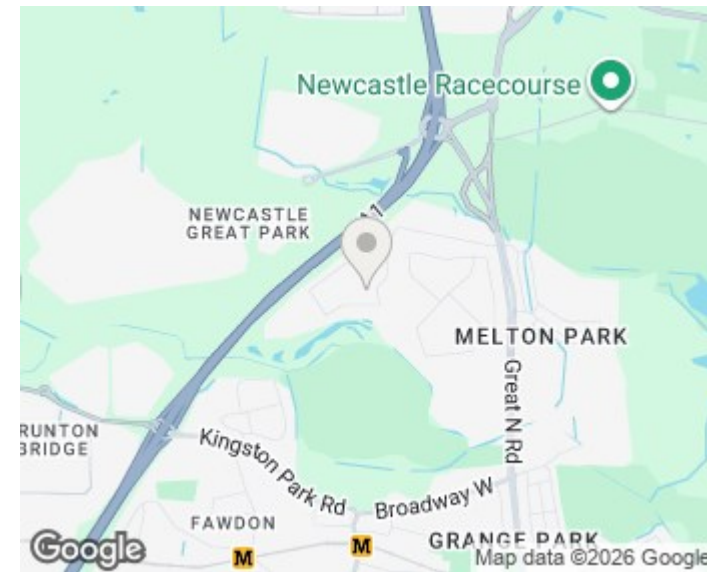
COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 143.5 sq. metres (1544.2 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	80
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	