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WILLOWBAY DRIVE, GREAT PARK, NE13

£320,000

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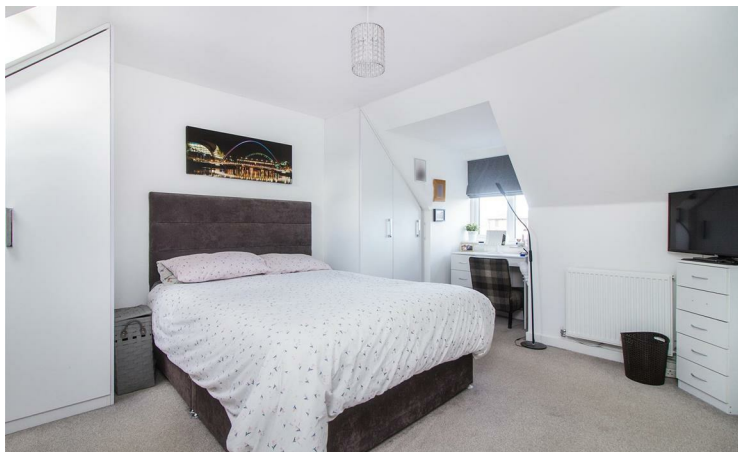
Detached Four-Bedroom Persimmon ‘Polwarth’ With Principal Top-Floor Suite, Detached Garage, And Generous Corner Plot In Willowbay Drive.

This well-presented property features a lounge, a spacious rear kitchen/diner with utility space and French doors to the garden, plus a ground-floor WC. Across the upper floors are four bedrooms and three bathrooms, including a first-floor en suite and a superb second-floor principal suite with fitted wardrobes and additional storage. Externally, the home enjoys larger-than-average gardens, a detached garage, and a driveway for two vehicles.

Ideally positioned within Great Park, this property benefits from a generous corner plot and access to excellent local amenities, schools, and transport links.

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The internal accommodation briefly comprises: Hallway giving access to the lounge, a downstairs WC, and a useful understairs storage cupboard. To the rear, a spacious kitchen diner spans the full width of the property, complete with a utility space and French doors opening out to the garden.

On the first floor, there are three bedrooms and a family bathroom, with one of the bedrooms further benefitting from its own en suite shower room.

The second floor is dedicated to the principal suite, which includes fitted wardrobes, an en suite shower room, and an additional storage cupboard.



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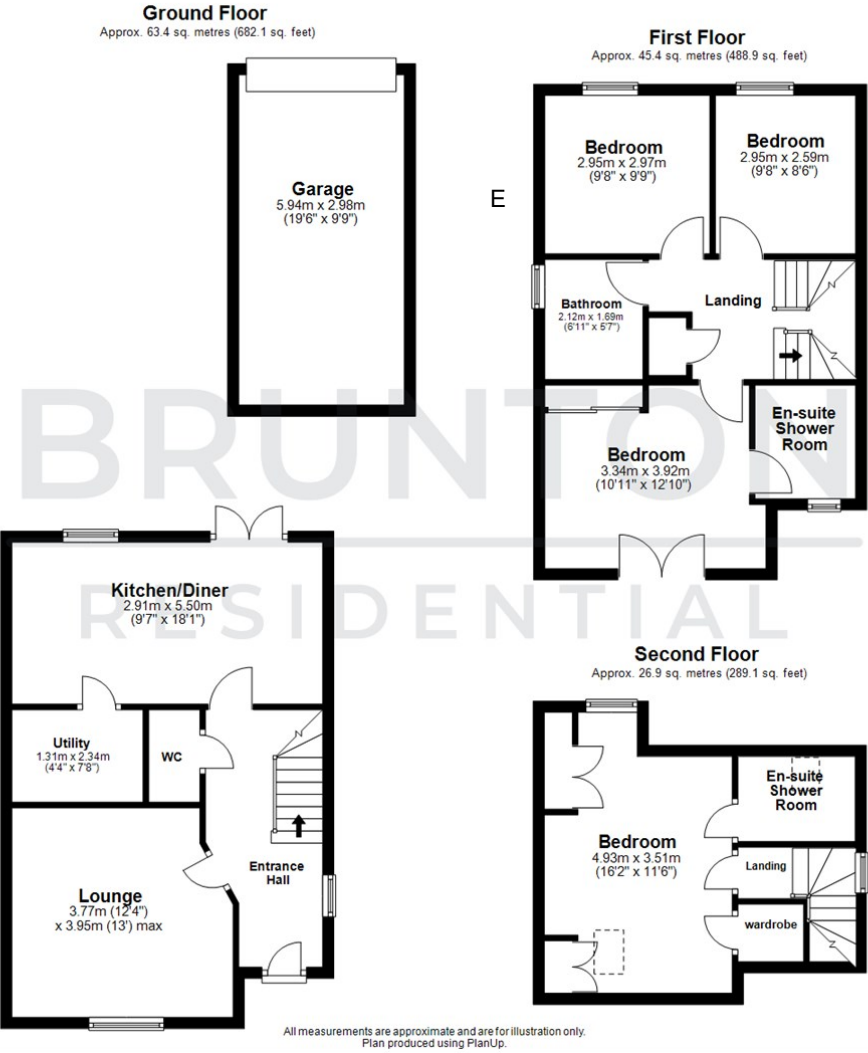
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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	

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	