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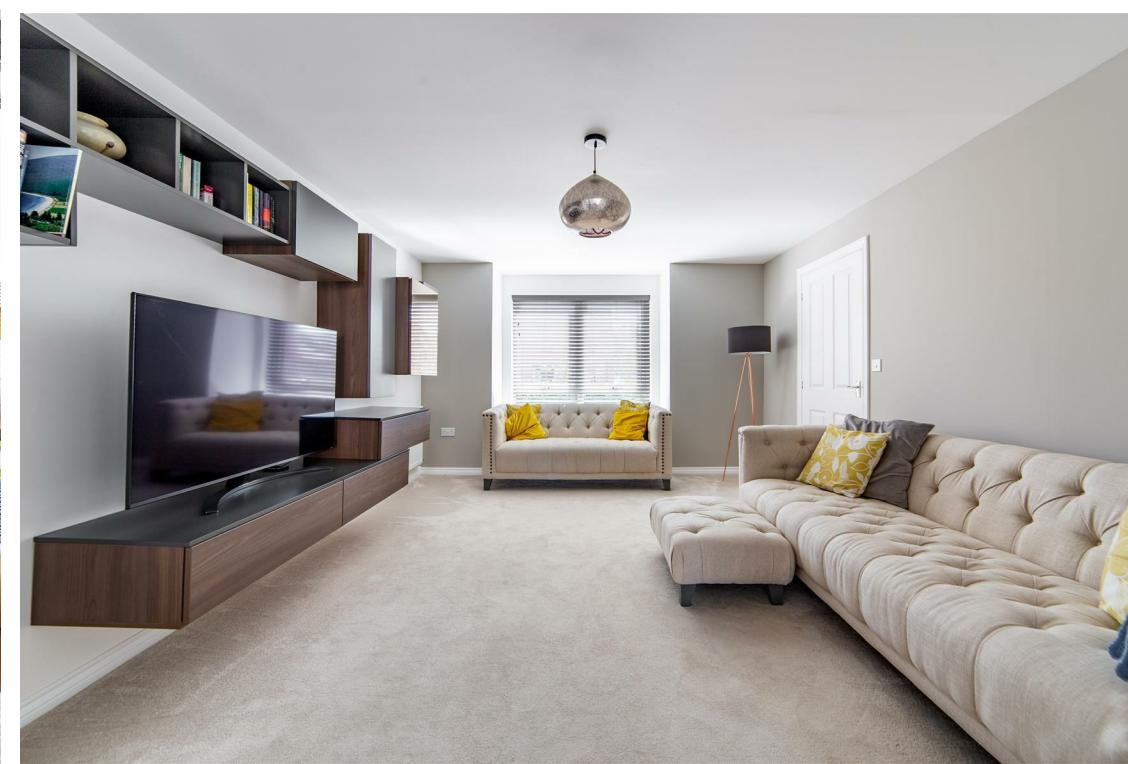
ORANGETIP GARDENS, GREAT PARK, NE13

£650,000

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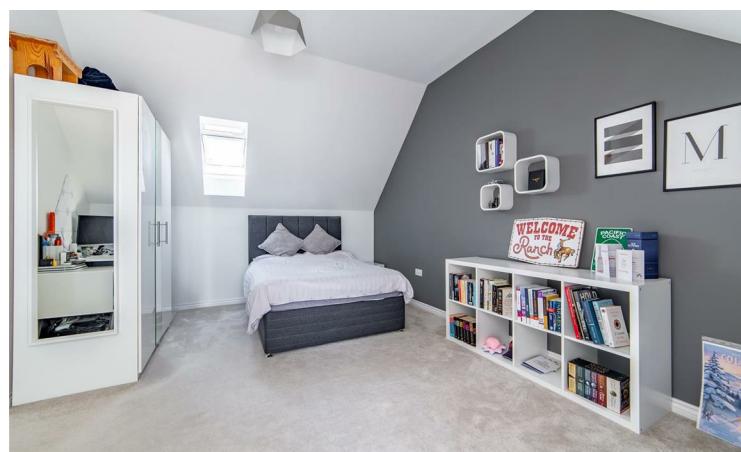
Extended Five-Bedroom Detached Home Positioned on Orangetip Gardens Within the Popular Great Park Development. Featuring a High-Spec Open-Plan Kitchen/Dining/Family Area, Double Garage, West-Facing Garden, and Ample Driveway Parking.

Arranged over three floors, this well-proportioned Taylor Wimpey "Turnbury" design offers a versatile and spacious layout ideal for larger families. The standout feature is the substantial ground-floor extension, creating a modern open-plan space with upgraded kitchen specification, integrated media wall, and dedicated seating area. The home also includes five bedrooms and generous bathrooms, delivering both comfort and practicality.

Situated in one of Great Park's most desirable areas, this property enjoys a superior rear garden orientation and enhanced internal finishes throughout. Excellent transport links, nearby schools, and local amenities.

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Internal accommodation briefly comprises: Entrance hall, with stairs rising to the first floor and access to all principal ground floor rooms. To the left, you'll find a flexible reception room with a front-facing window and fitted wardrobes, ideal as a home office, playroom, or additional sitting room. Opposite is a spacious front-aspect lounge, which connects via double doors into the rear open-plan living space.

The standout feature of the home is the extended kitchen/diner/family room, which spans the full width of the property to the rear. This impressive space is beautifully finished, featuring a modern media wall with integrated electric fireplace, built-in bar/coffee station, integrated full height, multi zone Siemens drinks fridge, Newcastle Kitchens and Bathrooms luxury kitchen, incorporating Quooker boiling water tap, BORA induction hob with downward central extractor, AEG ovens and warming drawer, and bi-fold doors opening to garden - flooding the space with natural light. Off the kitchen, you'll find a utility room and a convenient ground floor WC.

On the first floor, the landing includes built-in storage and provides access to three double bedrooms. The principal bedroom is generous in size and benefits from fitted wardrobes and a modern, fully tiled en suite bathroom. A stylish family bathroom serves the remaining two bedrooms, one of which also includes fitted wardrobes. The bathroom includes a bath, separate shower cubicle, washbasin, WC, and heated towel rail.

Stairs continue to the second floor, where the landing leads to two further double bedrooms. Each of these bedrooms enjoys front-aspect windows and Velux rooflights, creating light-filled and airy spaces. A centrally located, fully tiled bathroom completes the top floor and is fitted with a walk-in shower, washbasin, and WC.

Externally, the property enjoys a large west-facing rear garden with a lawn, paved patio seating area, and fenced boundaries. A detached double garage sits to the rear, accompanied by ample driveway parking for multiple vehicles.



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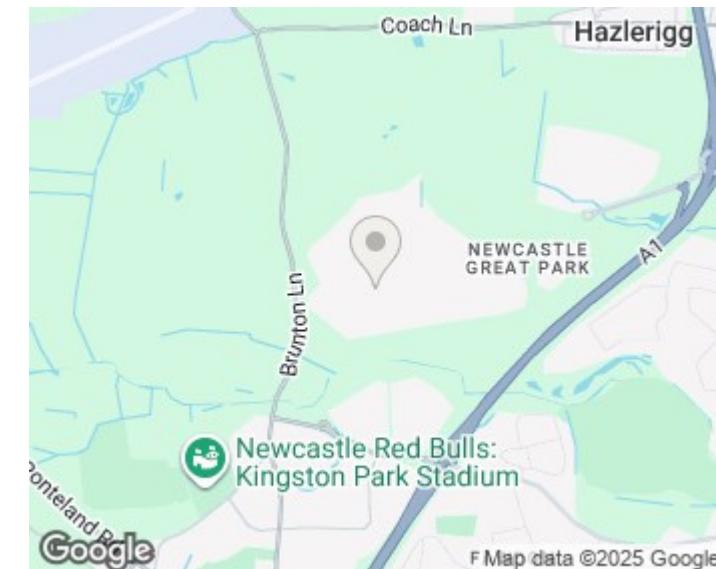
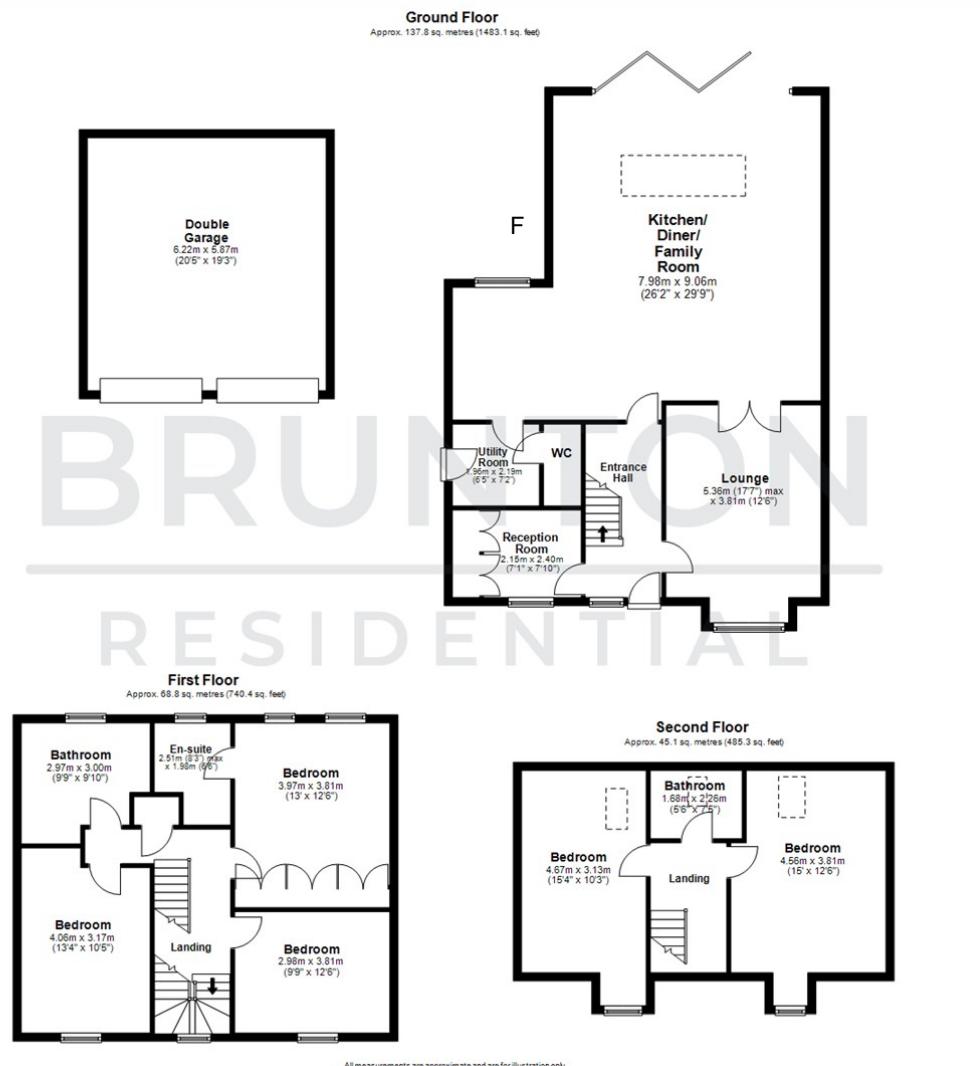
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	91
(81-91) B		
(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		