



Peacock Chase | Greak Park | NE13 9EF

Offers Over £300,000

A well presented 3 bedroom detached House situated within the highly sought-after Great Park development. This beautifully presented three-bedroom detached home offers modern family living in a prime residential location. Combining generous living space, stylish interiors, and excellent access to local amenities, schools, and transport links, this property is ideal for growing families and professionals alike. The accommodation briefly comprises a welcoming entrance hall, a spacious lounge with French doors leading to the rear garden, dining room, and a contemporary fitted kitchen with a range of modern wall and base units, integrated appliances. A convenient ground-floor WC completes the downstairs layout. To the first floor, the property boasts three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a white three-piece suite. Externally, the property benefits from a private driveway providing off-street parking, an integral garage, and an enclosed rear garden, perfect for outdoor entertaining, family activities, or simply relaxing during the warmer months. Great Park remains one of Newcastle's most desirable residential locations, benefiting from excellent local amenities, shops, supermarkets, cafés, and well-regarded schools. The A1 motorway, Newcastle city centre, and Newcastle International Airport are all easily accessible, making this an ideal base for commuters.

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3



2



2

Well presented detached house

3 well-proportioned bedrooms

Contemporary fitted kitchen

Enclosed rear garden

Principal bedroom with en-suite shower room

Excellent access to local amenities, schools, and transport links

For any more information regarding the property please contact us today

**ENTRANCE DOOR LEADS TO:
ENTRANCE HALL**

Double glazed entrance door, staircase to first floor, radiator.

W.C.

Low level WC, pedestal wash hand basin, part tiled walls, extractor fan, radiator.

DINING ROOM 10'2 x 8'7 (3.10 x 2.62m)

Double glazed window, radiator.

LOUNGE 14'2 x 10'4 (4.32 x 3.15m)

Double glazed patio door, radiator.

KITCHEN 9'9 x 10'5 (2.97 x 3.18m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for washing machine, space for dishwasher, tiled splash back, radiator, double glazed window to rear.

BEDROOM ONE 12'0 (to wardrobes) x 10'3 (max) (3.66 x 3.12m)

Double glazed window to front, Juliett balcony, built in wardrobes, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, frosted window to front, extractor fan.

BEDROOM TWO 9'8 x 9'8 (to wardrobes) (2.95 x 2.95m)

Double glazed window to rear, fitted wardrobes, radiator.

BEDROOM THREE 9'9 x 8'9 (max) (2.95 x 2.67m)

Double glazed window to rear, radiator.

FAMILY BATHROOM

Three piece suite comprising a panelled bath with mains shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, frosted window.

FRONT GARDEN

Lawned area, driveway leading to garage.

REAR GARDEN

Laid mainly to lawn, paved area, patio area.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

ACCESSIBILITY

This property has accessibility adaptations:

- Level access

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

Maintenance Charge: £268.70 per annum - Review Period: TBC - Increase Amount: TBC

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.