

Pinetree Drive, Cygnet Park, NE12

OIRO £260,000



Full Description

Alexander Hudson Estates welcome to the market this bright and airy three-bedroom semi-detached property offers an inviting and contemporary living space, perfectly positioned within the sought-after Cygnet Park development in NE12.

The home opens to a welcoming hallway that leads into a spacious lounge, designed to provide a comfortable setting for both relaxation and entertaining. At the heart of the property lies a modern open-plan kitchen and dining area, thoughtfully arranged to overlook the rear garden, creating an ideal environment for family meals and social gatherings. The kitchen is fitted with sleek cabinetry and integrated appliances, offering both functionality and style. Upstairs, the principal bedroom benefits from a private en-suite, providing a peaceful retreat with added convenience. Two further well-proportioned bedrooms offer flexibility for family living, home working, or guest accommodation, complemented by a contemporary family bathroom finished to a high standard.

Residents of Cygnet Park enjoy the advantages of a modern, well-planned community with excellent local amenities nearby. The development is ideally situated for access to highly regarded schools, local shops, and supermarkets, making it a practical choice for families and professionals

alike. Transport links are particularly strong, with easy access to major road networks and public transport options that facilitate straightforward commutes to Newcastle city centre and beyond. The vibrant local area offers a range of leisure and fitness facilities, as well as welcoming cafes and restaurants, ensuring a balanced lifestyle for residents. With its contemporary design, versatile accommodation, and prime location within a thriving neighbourhood, this three-bedroom semi-detached home presents an outstanding opportunity for those seeking comfort, convenience, and a sense of community in NE12.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Bright and airy three-bedroom semi-detached property.
- Open-plan kitchen and dining are overlooking the rear garden.
- Principal bedroom with private en-suite.
- Situated within the new development of Cygnet Park, NE12.

Contact Us

Alexander Hudson

The Printworks, 20 Arrow Close
Killingworth
Newcastle Upon Tyne
NE12 6QN

T: 0191 268 7433

E: sales@alexanderhudson.co.uk





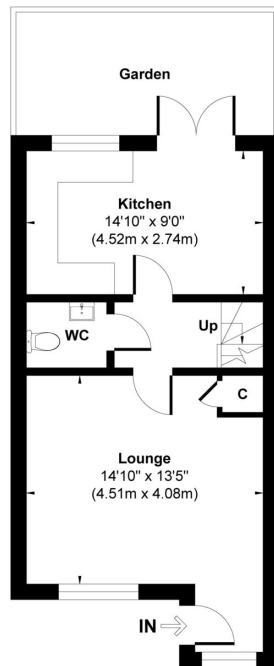




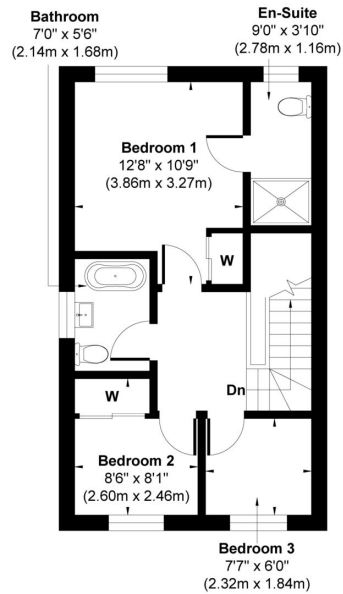
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





Ground Floor
Approximate Floor Area
402 sq.ft
(37.38 sq.m)



First Floor
Approximate Floor Area
402 sq.ft
(37.38 sq.m)

Approx. Gross Internal Floor Area 804 sq. ft / 74.76 sq. m

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for
Alexander Hudson Estates