BAILEY&CO
www.bailey-and.co | (0191) 281 2305

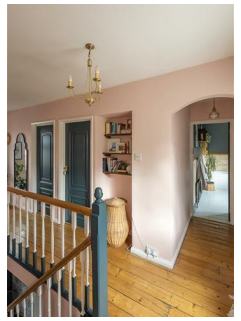
Benwell Hill Road, Fenham NE5 2DY

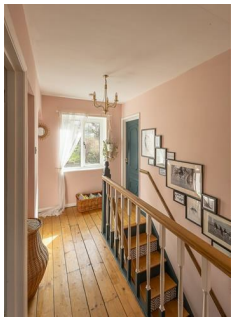
Well presented throughout with a 22ft kitchen diner and family room, generous south-east facing rear gardens and off-street parking! This unique detached family home is situated on Benwell Hill Road, Fenham, occupying a prime site, the property is perfectly placed close to the local shops and amenities of Cedar Road and the transport links of the West Road whilst also being well located for access to the A1 western bypass.

Boasting close to 1,550 Sq ft, the accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor, cloaks cupboard through to under-stairs WC; full length sitting room with feature wood burning stove and dual aspect windows including walk in bay with French doors leading out to the rear gardens; a stylish 22ft open plan kitchen diner and family room, again with dual aspect windows and French doors leading out to the rear gardens, kitchen area with a range of fitted units, work surfaces, some integrated appliances, breakfasting island and spot lighting; utility room with side door access to the front and rear of the property. The first floor landing with storage gives access to; four bedrooms, bedroom two measuring 17ft in width; family bathroom with three piece suite and additional separate WC.

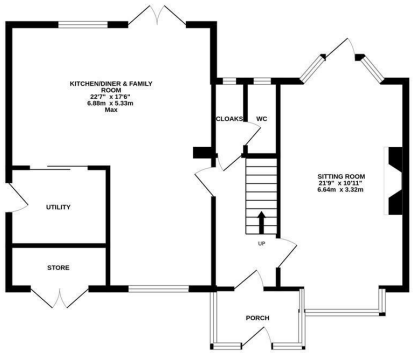
Externally, a front garden and driveway providing off-street parking, leading on to the store room, accessed by double doors. To the rear, an extensive south-east facing tiered garden laid mainly to lawn with an array of mature planting, a paved pathway leading to the top of the garden and to the bottom, tiered planters and a paved patio seating area. A great purchase opportunity not to be missed and early viewings are strongly advised to avoid disappointment!

Unique Detached Family Home | Well Presented Throughout | 1,446 Sq ft (134.3m2) | Four Bedrooms | Full-Length Sitting Room | Stylish Kitchen Diner & Family Room | Utility Room | Downstairs WC | Family Bathroom with Three Piece Suite | Separate 1st Floor WC | Front Garden & Driveway | Store Room | Extensive South-East Facing Rear Gardens | GCH | Freehold | Council Tax Band D | EPC: D

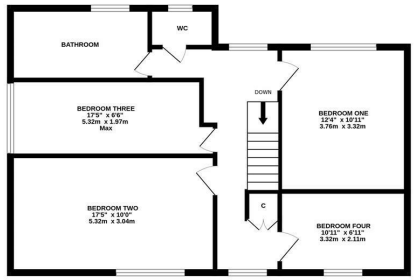




GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Offers Over £350,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

BAILEY&CO | 89 St George's Terrace | Jesmond | Newcastle upon Tyne | NE2 2DN | tel: (0191) 281 2305 | fax: (0191) 281 2315 | info@bailey-and.co | www.bailey-and.co