



Gretna Road, Fenham, Newcastle upon Tyne NE15 7PE

Offers Over: £325,000

Unique to the market is this large detached bungalow, located in Fenham, and is in good condition, providing comfortable and flexible accommodation. The property comprises of three double bedrooms, two of which have their own en suite shower rooms and dressing rooms. There are two main bathrooms, both fitted with shower cubicles, one also having a corner bath and bidet.

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Detached Bungalow

Two Reception Rooms

Three Bedrooms

Conservatory

Two En Suites & Dressing Rooms

Large Driveway, Garage & Garden

For any more information regarding the property please contact us today

Hallway

Stained glass double glazed window to the front. Stairs to first floor. Radiator.

Lounge 11' 10" x 14' 6" into bay (3.60m x 4.42m)

Double glazed bay window to the side. Radiator. Opens into dining room.

Dining Room 10' 2" x 10' 7" (3.10m x 3.22m)

Double glazed bow window to the side. Radiator. Door to conservatory.

Kitchen 23' 11" x 7' 9" (7.28m x 2.36m)

Double glazed window to the rear. One and a half bowl sink/drainers. Gas cooker point. Extractor hood. Spotlights. Door to the rear.

Conservatory 12' 8" x 8' 7" (3.86m x 2.61m)

Radiator.

Bedroom 12' 4" x 13' 10" into bay (3.76m x 4.21m)

Double glazed bay window to the front. Radiator.

Bathroom

11' 11" into door recess x 7' 6" (3.63m x 2.28m)

Two frosted double glazed windows to the rear. Shower cubicle. Corner bath. Pedestal wash hand basin. Low level WC. Radiator. Loft access.

Master Bedroom One 12' 7" x 12' 4" (3.83m x 3.76m)

Double glazed window to the rear. Fitted wardrobe. Storage cupboard. Radiator. Access to dressing room and en suite.

En Suite Shower Room 9' 2" x 6' 10" (2.79m x 2.08m)

Two frosted double glazed windows to the rear. Shower cubicle. Pedestal wash hand basin. Low level WC. Bidet. Extractor hood. Spotlights. Radiator.

Dressing Room 8' 6" x 9' 3" (2.59m x 2.82m)

Double glazed window to the front. Fitted wardrobe. Radiator.

Garage 29' 5" x 13' 5" (8.96m x 4.09m)

Double glazed bow window to the front. Electric door to rear. Door to bathroom. Door to the rear.

Bathroom 10' 9" x 4' 0" (3.27m x 1.22m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Bidet.

First Floor

Stairs lead directly to master bedroom two.

Master Bedroom Two 12' 7" x 11' 10" (3.83m x 3.60m)

Double glazed window to the rear. Eaves storage. Radiator. Access to dressing room and en suite.

Dressing Room

12' 6" x 6' 11" into door recess (3.81m x 2.11m)

Double glazed window to the rear. Eaves storage. Radiator.

En Suite Shower Room 8' 6" x 3' 3" (2.59m x 0.99m)

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail.

External

Front garden. Large driveway and paved area to side and rear. Garage.

FN00010171/SJP/SP/31072025/V.1

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Two reception rooms allow for versatility, whether for formal entertaining or family living. The property also features a conservatory that adds light and extra living space, ideally suited for relaxation or enjoying views of the garden. A kitchen is provided, designed to serve the needs of modern households.

The grounds include a large driveway and a paved area to the side and rear, leading to a garage. The garage offers further potential, as it can be converted to create additional living accommodation, subject to necessary permissions.

Located conveniently, this bungalow benefits from excellent public transport links, proximity to nearby schools, and a range of local amenities. Overall, this property offers a functional layout and various possibilities for personalisation, making it well-suited for families or those seeking single-storey living with ample space and convenience.

Briefly, the accommodation to the ground floor comprises of hallway, lounge, kitchen, dining room, conservatory, master bedroom with dressing room and en suite shower room, two bathrooms, further bedrooms and garage. To the first floor is an additional bedroom, with dressing room and en suite shower room. Externally, there is a garden to the front, and large driveway and paved area to the side and rear. The garage has planning permission granted conditionally for conversion to additional living space, specifically proposed increase of height to roof on the north and south elevations, alterations to elevations to provide a habitable space and a first floor window on the south elevation. Reference 2023/1143/01/HOU

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: C EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains	Water: Mains
Sewerage: Mains	Heating: Gas
Broadband: Fibre	Mobile Signal Coverage Blackspot: No
Parking: Driveway	

The property benefits from double glazing throughout.

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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 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.

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