



4 Bedroom Detached

Oakwood Drive, Newcastle Great Park, Newcastle Upon Tyne

Offers in Excess of
£400,000



- Impressive Four-Bedroom Detached home
- Charles Church Romney Design
- Solar Panels with 20kWh Battery Storage
- G99-Approved 7kW Grid Export Capability
- Hypervolt 3 Electric Vehicle Charger
- Samsung WindFree Air Conditioning system
- Beautifully Upgraded Four-Piece Bathroom
- Spacious Kitchen/Diner and Utility Room
- West-Facing Garden, Balcony and Garage
- Extension Plans Available



4 Bedroom Detached

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Upon Tyne, NE13 9DG

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Bird House Properties are delighted to present this impressive Charles Church Romney-style detached home, built in 2014 and enhanced by approximately £30,000 of upgrades. Offering four double bedrooms, a substantial kitchen/diner, integral garage, shared first-floor balcony and west-facing garden, the property combines generous family accommodation with advanced energy-saving technology.

GROUND FLOOR

Entrance Hall

Welcoming hallway with hard flooring, carpeted staircase, heating and alarm controls, bespoke understairs storage and internal access to the garage.

Lounge 18'2" x 11'7" (5.54m x 3.53m)

Spacious front-facing reception room with two windows, contemporary décor and carpeting.

Kitchen/Diner 21'8" x 15'7" (6.60m x 4.75m)

A superb open-plan family space with white fitted units, contrasting worktops, stainless-steel sink, space for an American-style fridge-freezer and ample room for dining and relaxed seating. French doors open onto the rear garden.

Utility Room 7'7" x 5'6" (2.31m x 1.68m)

Separate utility with fitted cupboards, sink, laundry appliance plumbing, gas boiler and external garden access.

Ground Floor WC

Stylish cloakroom with WC and wash basin.

FIRST FLOOR

Principal Bedroom 14'10" x 13'2" (4.52m x 4.01m)

Generous double bedroom with fitted wardrobes, French doors onto the large front balcony and Samsung WindFree air conditioning.

En-Suite

Shower enclosure, WC, wash basin, heated towel rail and contemporary tiling.

Bedroom Two 12'11" x 12'4" (3.94m x 3.76m)

Spacious double bedroom also enjoying French-door access to the balcony.

Bedroom Three 11'3" x 8'9" (3.43m x 2.67m)

Rear-facing double bedroom with radiator and carpeting.

Bedroom Four 10'2" x 8'3" (3.10m x 2.51m)

Further rear-facing double bedroom, ideal for family, guests or home working.

Family Bathroom

Beautifully upgraded four-piece bathroom with floor-to-ceiling tiling, bath, separate glazed shower, vanity basin, WC and heated towel rail.

ENERGY EFFICIENCY & MODERN UPGRADES

A standout feature is the comprehensive energy system, designed to help reduce running costs:

Solar panels installed in 2025, with G99 approval and a 7kW grid export limit.

Substantial 20kWh battery storage, enabling use of solar generation and cheaper off-peak electricity.

Hypervolt 3 smart EV charger for scheduled home charging.

Two Samsung WindFree air conditioning units, installed in 2026, providing upstairs cooling and efficient air-to-air heat-pump heating.

Remote-controlled electric garage door.

The owners report summer electricity export income of around £100 to £120 per month and an effective electricity cost of approximately 6.6p/kWh under their current tariff. These figures are owner-supplied and dependent on tariffs, usage and generation; savings and income are not guaranteed.

OUTSIDE & STORAGE

The enclosed west-facing rear garden has a lawn, paved patio areas, planting, timber fencing and shed, with side access. To the front are a driveway, lawn and integral garage with direct access to the house. The generous first-floor balcony is shared by the principal bedroom and bedroom two. Further storage includes a fitted loft ladder with approximately half the loft boarded.

FUTURE EXTENSION POTENTIAL

A Lawful Development Certificate has been granted for a proposed architect-designed rear extension, with plans for a larger kitchen and additional living area or snug. Drawings and certificate are available to interested buyers. The extension has not been built; purchasers should check the certificate's scope and any other necessary approvals.

An exceptional opportunity to acquire a thoughtfully upgraded family home in Newcastle Great Park. Early viewing is highly recommended.

Location

Newcastle Great Park is a highly regarded and thoughtfully planned community to the north-west of Newcastle upon Tyne, offering an excellent standard of modern living. The development combines contemporary homes with generous green spaces and strong transport links, creating a calm, family-focused environment with easy access to the city.

At the heart of Great Park is the Community Centre, the scenic Havannah Three Hills Nature Reserve and a growing town centre offering a range of shops, cafés, restaurants, salons, healthcare services and leisure facilities, including a boutique gym and family-friendly attractions.

Education is a particular highlight of the area, with well-regarded schools including Great Park Academy, Havannah First School and Brunton First School. Early years provision is also excellent, with the highly regarded Plantpots Montessori-led playgroup and nursery offering a nurturing, child-centred environment across multiple local sites.

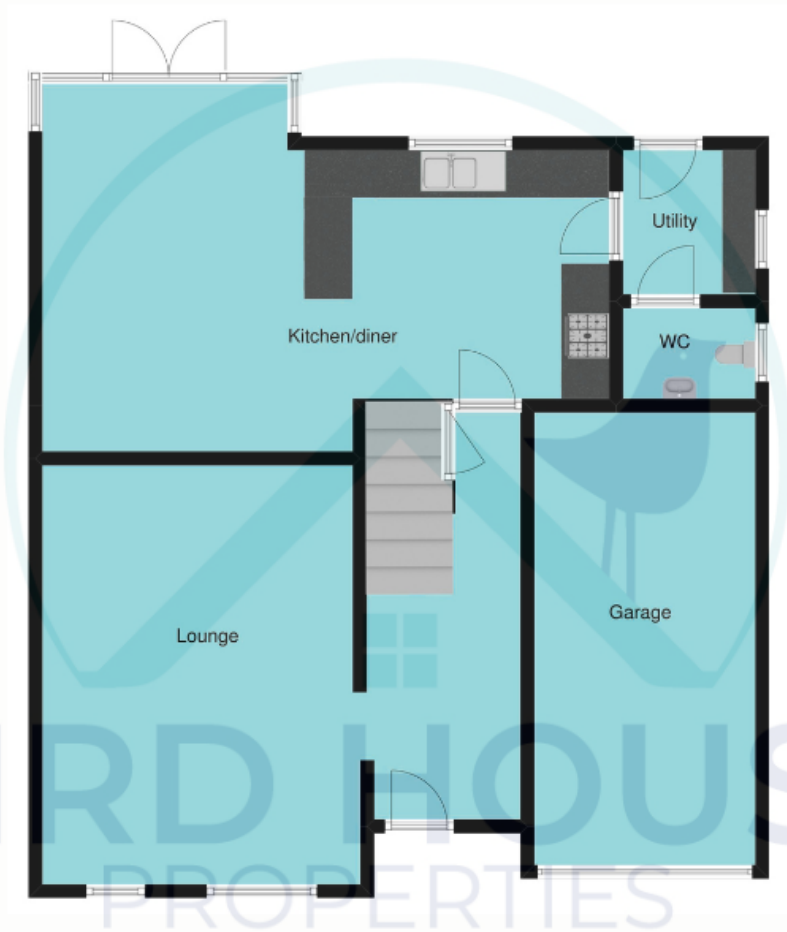
A strong sense of community is enhanced by regular local events, seasonal pop-ups and family-focused activities throughout the year, making Newcastle Great Park a popular choice for families seeking a high-quality lifestyle in a well-connected yet peaceful setting.





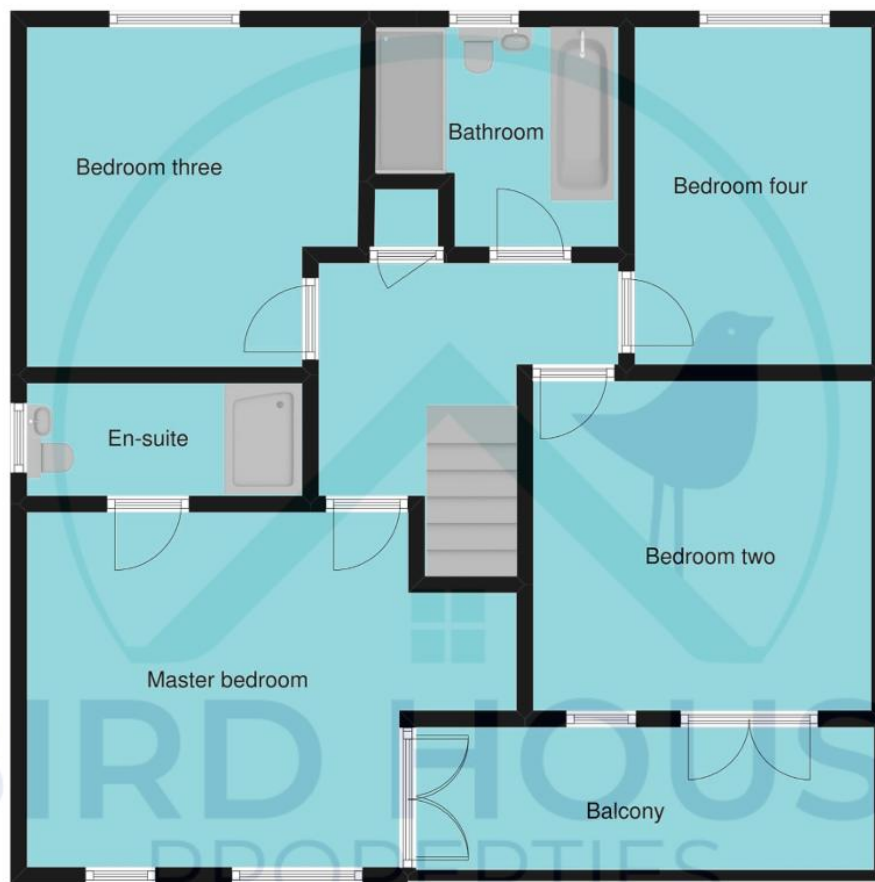
Floorplan(s)

Oakwood Drive



Ground Floor

Oakwood Drive



First Floor

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.