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GRETN A ROAD, NEWCASTLE UPON TYNE, NE15

£325,000

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Well-presented four-bedroom detached family home on Gretna Road, offering well-proportioned accommodation, a versatile layout and a well-maintained enclosed garden, with a number of attractive features throughout.

The property offers a bay-fronted living room with a feature fireplace, flowing through to a versatile dining room with direct access to the rear garden. A fitted kitchen with integrated appliances provides practical everyday space, while the main bedroom benefits from an en suite shower room. A family bathroom and convenient ground floor WC add further practicality, with an integral garage and private driveway providing useful parking and storage.

Gretna Road is well placed within Benwell, with a range of everyday amenities and services available nearby. West Road provides a choice of local shops, cafés, takeaways and supermarkets, while several schools are also within easy reach. Bus services are available close to the property, with Metrocentre railway station providing wider rail connections. With its generous accommodation, useful additional facilities and established local amenities, this is a well-positioned home offering a practical setting for family life.



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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access to the front-facing living room. The living room is generously proportioned and beautifully presented, with soft carpeting, a bay window, and an impressive traditional fireplace with a wooden surround and decorative tiled detailing. Double doors open through to the dining room, creating a natural connection between the two reception spaces.

The dining room provides ample space for a family dining table and benefits from sliding doors opening directly onto the rear garden. There is also access into the fitted kitchen, which features white panelled cabinetry, dark work surfaces, tiled splashbacks and practical tiled flooring. The kitchen includes a gas hob and oven, with plumbing and space provided for appliances, while a large window allows plenty of natural light into the room. An understairs storage area and lobby with a convenient WC provide useful additional space, with the lobby also offering external access.

The stairs lead up to the first-floor landing, which has storage and gives access to four bedrooms and the family bathroom. The main bedroom is generously proportioned and benefits from an en-suite shower room, while the second double bedroom also provides good proportions. The remaining two bedrooms offer useful flexibility for family, guests or home working. The family bathroom is fitted with a bath, WC and wash basin, with tiled walls and a window providing natural light. The en-suite includes a shower enclosure, WC and wash basin, with tiled walls.

Externally, the property is approached via a paved driveway leading to the integral garage, with a lawned front garden enclosed by low brick walls. The rear garden is well maintained and thoughtfully laid out, with a broad central lawn, established hedging, mature shrubs and planted borders. A generous paved patio runs alongside the property, providing space for outdoor seating and dining, with pathways extending through the garden and timber fencing enclosing the boundaries.



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TENURE : Freehold

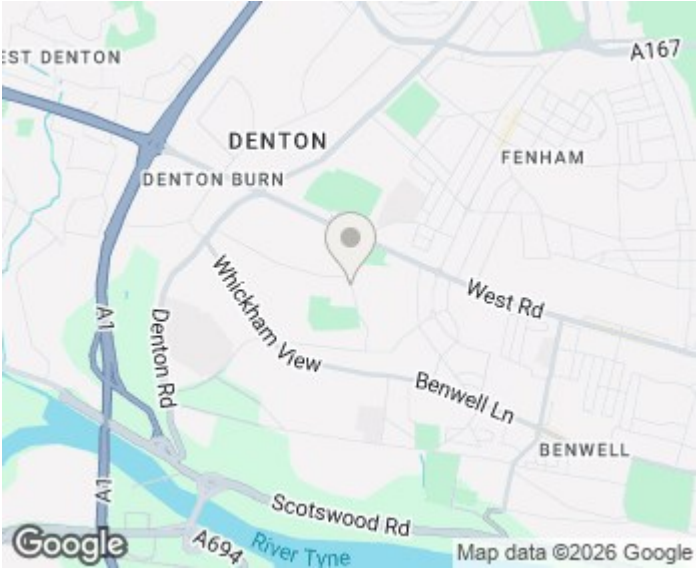
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 111.7 sq. metres (1202.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		