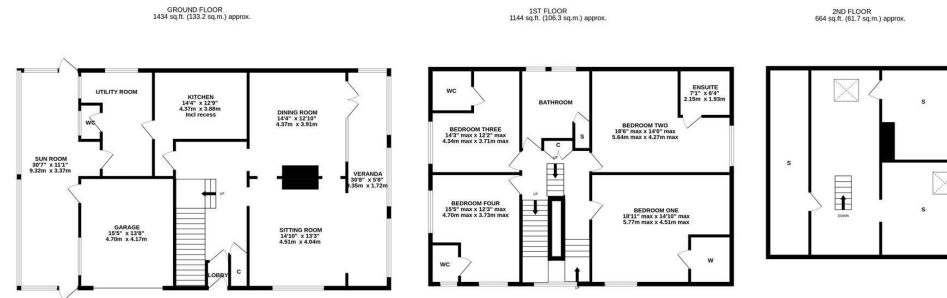
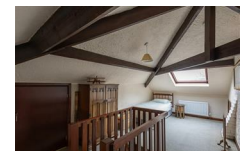




Occupying an enviable plot with gardens to front and rear, this substantial detached family home is ideally positioned on Benton Park Road, Benton. Benton Park Road, close to outstanding local schooling is perfectly placed to close to the shops and amenities of Benton Road, as well as excellent transport links into the city and beyond with Longbenton and Four Lane Ends Metro Station's just a short walk away.

Boasting over 3,200 Sq ft, the well proportioned accommodation briefly comprises: entrance lobby though to entrance hall with tiled flooring, stairs to first floor and storage cupboard; sitting room with tiled floor and feature wood burning stove, open to both dining room and Veranda, dining room with French doors leading to the Veranda, with four windows providing dual aspect views; kitchen with a range of fitted units, granite work surfaces and Belfast sink unit; utility room with separate WC; sun room with dual aspect windows and both front and rear door access; integral garage with internal window. The first floor landing with storage cupboard gives access to; bedroom one measuring almost 29ft with fitted wardrobe storage cupboard; bedroom two with en-suite shower room; bedroom three with WC; bedroom four with dual aspect windows and WC; family bathroom complete with four piece suite and dual windows. To the second floor, three loft storage rooms providing generous storage facilities. Externally, a lawned front garden set behind a mature hedge, with a of planting including flowers and shrubs, a block paved driveway providing multi-vehicle off-street parking leading to the rear of the property and to the integral garage. To the rear, a delightful garden laid mainly to lawn with a mixture of planting including flowers, trees and shrubs, a paved pathway, feature rockery, all enclosed with fenced boundaries. A unique purchase opportunity not to be missed, early viewings are advised!

Substantial Detached Family Home | 3,242 Sq ft (301.2m<sup>2</sup>) | Four Double Bedrooms | Sitting Room | Dining Room | Veranda | Sun Room | Kitchen | Utility Room | Downstairs WC | Family Bathroom | Three WC's & En-Suite Facilities | Three Loft Storage Rooms | Front Garden | Multi-Vehicle Driveway & Garage | Delightful Rear Garden | GCH | Freehold | Council Tax Band F | EPC: E



TOTAL FLOOR AREA: 3242 sq.ft. (301.2 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.

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**Offers Over £550,000**

**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.

