



21 Lyndhurst Road, Benton, Newcastle upon Tyne, NE12 9NT

BEST & FINAL OFFERS INVITED – To be received no later than 12.00pm on Friday, 7th June 2024 to Bailey & Co. 89 St George's Terrace, Jesmond, Newcastle upon Tyne NE2 2DN.

Originally constructed circa 1895, a fine example of a Victorian semi-detached family home, perfectly placed within the Benton Conservation area on Lyndhurst Road, Benton. Positioned just off Station Road and leading on to Midhurst Road, Lyndhurst Road provides excellent access to nearby Forest Hall, Benton Metro Station and is within close proximity to the A19, enabling access both north and south.

The property itself, significantly extended, set over two floors and boasting over 3,200 Sq ft briefly comprises: entrance lobby through to entrance hall; sitting room with three south facing windows, hardwood flooring and feature wood burning stove; dining room, again with three windows, hardwood flooring and feature wood burning stove; family room with a further three windows and a step leading up to; a 22ft kitchen with a range of fitted Cavendish units together with work surfaces, some integrated appliances including an AGA, breakfasting bar and both spot and hanging lighting, open to breakfast room with dual aspect windows; utility room with side door access out to the rear gardens; downstairs WC; boot room with storage cupboard, cellar access and doors to both the kitchen and garden. The split level first floor landing gives access to; bedroom one, an impressive 25ft room with two fitted storage cupboards and access to a generous en-suite shower room with two fitted storage cupboards; bedroom two with dual windows and access to an en-suite shower room; bedroom three with fitted alcove storage cupboard; bedroom four with three fitted wardrobe storage cupboards; bedroom five with dual windows and access to an en-suite shower room; family bathroom with three piece suite. Externally, a sweeping gravelled multi-vehicle driveway to the front with mature planting to both sides including a turning circle, again with planting, leading to the 19ft garage, accessed via double doors with rear door access to the gardens. To the rear, mature and extensive gardens laid to a lawn with a paved patio seating area, a range of

mixed planting including, hedges, flowers, trees and shrubs including wooden raised beds providing a vegetable and fruit growing area, together with further planting. A rare opportunity within the heart of Benton, early viewings are strongly advised to appreciate this great family home.

Victorian Semi-Detached Family Home | 3,242 Sq ft (301.2m2) | Five Bedrooms with Three En-Suite Shower Rooms | Sitting Room | Dining Room | Family Room | Kitchen | Breakfast Room | Utility Room | Boot Room | Downstairs WC | Family Bathroom | 19ft Garage | Sweeping Front Driveway | Extensive Rear Gardens | GCH | Conservation Area | Rare Purchase Opportunity | Freehold | Council Tax Band F | EPC: D



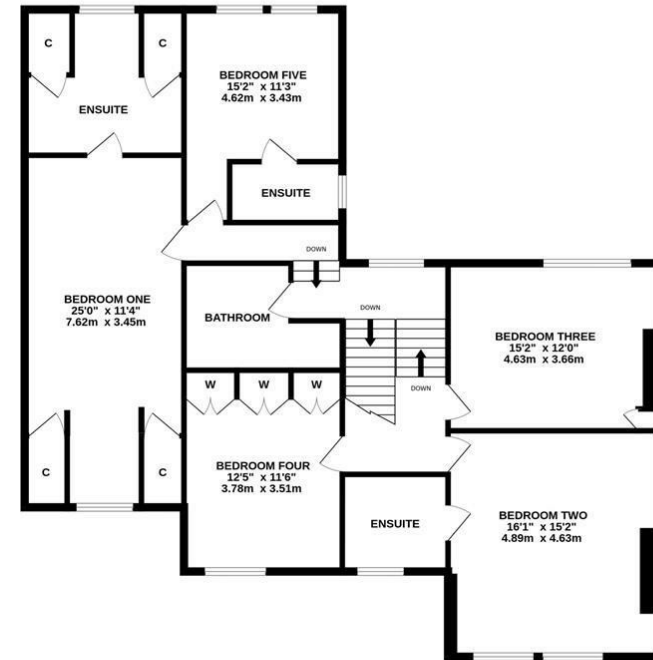
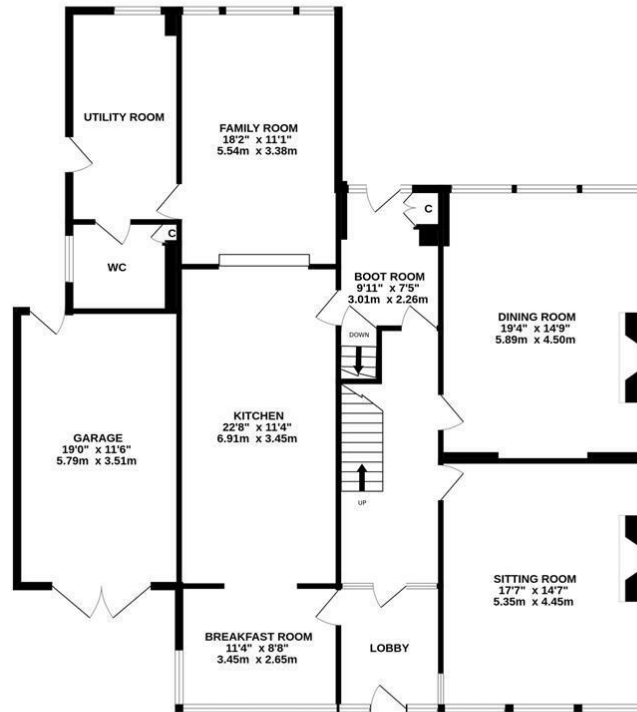
Offers Over £675,000



GROUND FLOOR
1724 sq.ft. (160.2 sq.m.) approx.

1ST FLOOR
1419 sq.ft. (131.9 sq.m.) approx.

BASEMENT
98 sq.ft. (9.1 sq.m.) approx.



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.

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.



