





A well presented detached family home ideally located on The Drive, Benton. The Drive, close to outstanding local schools is perfectly placed close to the shops and amenities of Benton Park Road, as well as excellent transport links into the city and beyond with Four Lane Ends Metro Station just a short walk away.

Boasting close to 1,700 Sq ft, the accommodation briefly comprises: entrance hall with storage cupboard, downstairs WC and stairs to first floor; lounge with walk in bay and French doors leading out to the rear garden; sitting room with dual aspect windows; dining room, open to kitchen with a range of fitted units, work surfaces, tiled flooring and rear door access to the garden. The first floor landing gives access to; three bedrooms; bedroom one with walk in bay and sliding door wardrobe storage; bedroom two with dual aspect windows and fitted wardrobe storage; bedroom three with storage cupboard; 16ft family bathroom complete with four piece suite including a free standing bath and step in shower together with a separate dressing room, accessible from both the bathroom and landing area.

Externally, a gravelled front garden with mature planting and a driveway providing off-street parking, leading to a generous garage measuring almost 19ft with rear door access and dual windows. To the rear, a delightful garden laid mainly to lawn with a variety of mature planting including flowers and shrubs together with gravelled areas and all enclosed with fenced boundaries.

Well Presented Detached Family Home | 1,686 Sq ft (156.6m<sup>2</sup>) | Three Double Bedrooms | Lounge | Sitting Room | Dining Room to Kitchen | Downstairs WC | Family Bathroom with Four Piece Suite | Front Garden & Driveway | Generous Garage | Delightful Rear Garden | Freehold | Council Tax Band D | EPC: C

**Offers Over £400,000**

**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.

