

# BRUNTON

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RESIDENTIAL



**BOWMAN DRIVE, EAST BENTON RISE, NE28**

**Offers Over £294,000**

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**SOUGHT AFTER LOCATION - GREAT PLOT - DETACHED HOME**

Brunton Residential are pleased to offer to the market this four bedroom, three bathroom home located on Bowman Drive within the popular East Benton Rise estate. Situated close to local amenities, schools and transport links, this property would make an ideal family home.

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This bright and spacious property briefly comprises: entrance hall with staircase to first floor, a lounge to the front and a full width kitchen dining space with French doors leading to the rear garden, the kitchen area has a range of wall and base units with coordinated work surfaces, there is also a ground floor utility room and separate WC which is accessed from the hallway. The first floor accommodation offers the first of two bedrooms which could be used as a master room, it offers plenty of space for wardrobes and has access to the first ensuite shower room, there are two further bedrooms and a family bathroom WC. The second floor offers another option of a master bedroom, this full floor suite offers a large bedroom space with dormer style window along with the second ensuite shower room.

Externally there is a lawned garden to the rear with decked and paved areas and fenced boundaries, a pathway provides access to the driveway which offers off street parking and garage access. The front garden is also laid to lawn with pathway access to the front door.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C

SERVICES :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	