



Hastings Avenue, Benton
Offers in excess of £385,000

**JACK
HARRISON
ESTATES**

AVAILABLE WITH NO ONWARD CHAIN THIS WELL APPOINTED, TASTEFULLY EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS EXCLUSIVE, RESIDENTIAL CUL DE SAC.

The property is conveniently positioned for access to an abundance of amenities including schools and shops and is within close proximity to Benton Metro Station.

The beautifully appointed accommodation comprises: Entrance porch, entrance hall, WC, lounge, dining room, kitchen and utility room. To the first floor, there are 4 bedrooms, a family bathroom/WC and a separate shower room/WC.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front and rear, a driveway to the front and an integral garage.

Entrance porch: Double glazed entrance door, laminate floor and double glazed windows to the front.

Entrance hall: Entrance door, laminate floor, double radiator, understairs cupboard and staircase to the first floor.

WC: WC, hand basin, radiator, extractor fan and laminate floor.

Lounge: 13'4 into bay x 11'1 into alcoves: Double glazed bay window to the front, fitted gas fire, alcoves, coving to ceiling, built in bookshelves, telephone point, television point, double radiator and laminate floor.

Kitchen: 9'5 x 15'6: Fitted with a range of oak wall and base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven, built in gas hob, extractor hood, space for dishwasher, pull out larder, double glazed window to the rear and double glazed door to the side.

Utility: 4'5 x 6'6: Fitted shelving units, space for washing machine, vent for tumble dryer, combi boiler (installed 2024) and door to the garage.

First floor landing: Carpet and picture rail.

Bedroom 1: 14'5 into bay x 11'3: Double glazed bay window to the front, picture rail, carpet and double radiator.

Bedroom 2: 12'5 x 11'3: Double glazed window to the rear, picture rail, carpet and double radiator.

Bedroom 3: 6'9 x 6'2: Double glazed window to the front, picture rail, carpet, radiator and access to the roof space via loft ladder.

Bedroom 4: 12'1 x 6'6: Double glazed window to the front, built in cupboard, carpet and double radiator.

Bathroom/WC: 8'2 x 6'6: White 3 piece suite comprising a panelled bath, WC and hand basin. Heated towel rail, extractor fan and double glazed frosted window.

Shower room/WC: Step in shower cubicle, WC and hand basin.

Front garden: Paved driveway and gravelled garden.

Rear garden: Laid mainly to lawn with paved walkways, decked patio, flower, tree and shrub borders, and fenced boundaries.

