



The Crescent, Benton
Offers in excess of £410,000

**JACK
HARRISON
ESTATES**

RARE TO THE MARKET

AVAILABLE WITH NO ONWARD CHAIN THIS OUTSTANDING 3 BEDROOM SEMI DETACHED FAMILY HOME WITH SELF CONTAINED ANNEXE OCCUPYING A CORNER PLOT OF THIS HIGHLY DESIRABLE LOCATION.

The accommodation comprises: Entrance hall, open plan living/dining kitchen, 3 bedrooms, a further mezzanine level and a family bathroom/WC.

The house is warmed by gas central heating and is fully double glazed.

The property also boasts a stunning annexe complete with kitchen, bath and mezzanine level.

Externally, there are mature, well established gardens to the front, side and rear.

Entrance hall: Double glazed entrance door, staircase to the first floor, radiator and stripped timber floor.

Open plan living/dining kitchen: 25'1 x 20'1: Double glazed window to the rear, alcoves, log burner, spotlights, television point and stripped timber floor.

Kitchen: Work surfaces, single bowl sink unit, built in electric oven and hob, kitchen island, space for washing machine, understairs cupboard, double radiator, double glazed window to the rear and double glazed French doors to the garden.

Bedroom 1: 13'0 x 12'7: Double glazed window to the front, stripped timber floor, spotlights and double radiator.

Bedroom 2: 11'6 x 12'8: Double glazed window to the rear, double radiator and stripped timber floor.

Bedroom 3: 9'8 x 6'7: Double glazed window to the front, stripped timber floor and double radiator.

Mezzanine: 13'5 x 12'8: Double radiator, Velux window, walk in wardrobe, stripped timber floor and spotlights.

Bathroom/WC: 5'6 x 8'3: White 4 piece suite comprising a bath, step in shower cubicle, WC and hand basin. Part tiled walls, radiator, spotlights and double glazed window to the rear.

Fully self-contained annexe: 24'5 x 14'3: Kitchen/lounge/bathroom.

Front garden: Parking space for 1 car and lawned garden.

Rear garden: Fabulous, mature garden which is laid mainly to lawn with a paved patio and tree and shrub borders.

