



Meridian Way, Little Benton
Offers in excess of £325,000

**JACK
HARRISON
ESTATES**

*** RARE TO THE MARKET ***

AVAILABLE WITH NO UPPER CHAIN THIS STUNNING 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE MERIDIAN WAY.

This exclusive, residential street is located within easy reach of an abundance of amenities including Sainsbury's Supermarket, the Freeman Hospital and Cragside Primary School as well as routes to both the City Centre and the Coast. The property has been extensively renovated and refurbished by the current owners, boasting an exceptional standard of living accommodation throughout. Briefly comprising: Entrance porch, entrance hall, lounge, a stunning open plan living/dining kitchen, utility room and a second reception room. To the first floor, there are 3 bedrooms and a luxury family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there is a garden to the rear and a double driveway to the front.

Entrance porch: Double glazed entrance door, double glazed window and a built in cupboard.

Entrance hall: Laminate floor, radiator, staircase to the first floor and an understairs cupboard.

Lounge: 19'3 x 12'8 into alcoves: Double glazed bow window to the front, log burning stove, alcoves, radiator, laminate floor and an archway to the kitchen.

Second reception room/home office: 14'8 x 6'8: Double glazed window to the front, built in cupboard, carpet and double radiator.

Dining kitchen: 21'7 x 19'4: Fitted with a range of wall and base units, work surfaces, built in Bosch gas hob, integrated double AEG oven, integrated fridge/freezer, breakfast bar, spotlights, 3 radiators and bi-fold doors to the garden.

Utility: 9'3 x 6'8: Fitted with a range of wall and base units, work surfaces, space for washing machine, vent for dryer, heated towel rail, combi boiler, spotlights, double glazed window to the rear and a double glazed door to the rear.

First floor landing: Double glazed window to the side, carpet and access to the fully boarded roof space via loft ladder.

Bedroom 1: 13'0 x 9'9: Double glazed window to the front, fitted wardrobes, television point, radiator, spotlights, carpet and access to the family bathroom.

Bedroom 2: 11'5 x 8'0: Double glazed window to the front, fitted wardrobes, television point, spotlights, airing cupboard, radiator and carpet.

Bedroom 3: 7'9 x 9'2: Double glazed window to the front, spotlights, radiator and carpet.

Bathroom/WC: 8'5 x 8'9: White 4 piece suite comprising a free standing bath, step in shower cubicle, hand basin and WC. Tiled walls, tiled floor, shaver point, spotlights, extractor fan and double glazed frosted window to the side.

Front garden: Paved double driveway.

Rear garden: Stunning back garden which is laid mainly to lawn with a paved patio, gravelled walkways, garden shed, summer house and fenced boundaries.

