



26 Oxen Drive East Benton Rise, Wallsend, NE28 9FJ

FOUR BEDROOM DETACHED HOUSE ** SPACIOUS SUN ROOM TO REAR WITH BI-FOLDING DOORS

** LOVELY SOUTH FACING REAR GARDEN ** TWO EN-SUITES & FAMILY BATHROOM **

SUPERB MODERN KITCHEN ** UTILITY ROOM & DOWNSTAIRS WC ** POPULAR LOCATION **

GARAGE & OFF STREET PARKING FOR TWO VEHICLES ** BEAUTIFULLY PRESENTED THROUGHOUT **

FREEHOLD ** COUNCIL TAX BAND D ** ENERGY RATING C **

Offers Over £345,000

26 Oxen Drive

East Benton Rise, Wallsend, NE28 9FJ



- Four Bedroom Detached House
- Three Bathrooms
- Garage & Parking For Two Cars
- Spacious Sun Room
- Utility Room & Downstairs WC
- Council Tax Band D - Freehold
- Superb Modern Kitchen
- Lovely South Facing Rear Garden
- Energy Rating C

Hallway

Lounge

12'10" x 12'1" (3.92 x 3.70)

WC

5'4" x 3'0" (1.63 x 0.92)

Kitchen

17'11" x 9'3" (5.48 x 2.84)

Sun Room

18'1" x 9'10" (5.52 x 3.02)

Utility Room

7'7" x 5'3" (2.32 x 1.62)

First Floor Landing

Bedroom 2

12'11" x 7'4" (3.94 x 2.25)

En-Suite

5'10" x 5'8" (1.79 x 1.75)

Bedroom 3

9'6" x 9'5" (2.90 x 2.89)

Bedroom 4

9'5" x 8'3" (2.89 x 2.52)

Family Bathroom

6'11" x 5'10" (2.11 x 1.78)

Second Floor Landing

Master Bedroom

11'4" x 13'8" x 15'10" into dormer
(3.47 x 4.18 x 4.83 into dormer)

En-Suite

6'4" x 4'11" (1.94 x 1.50)

Garage & Parking

External



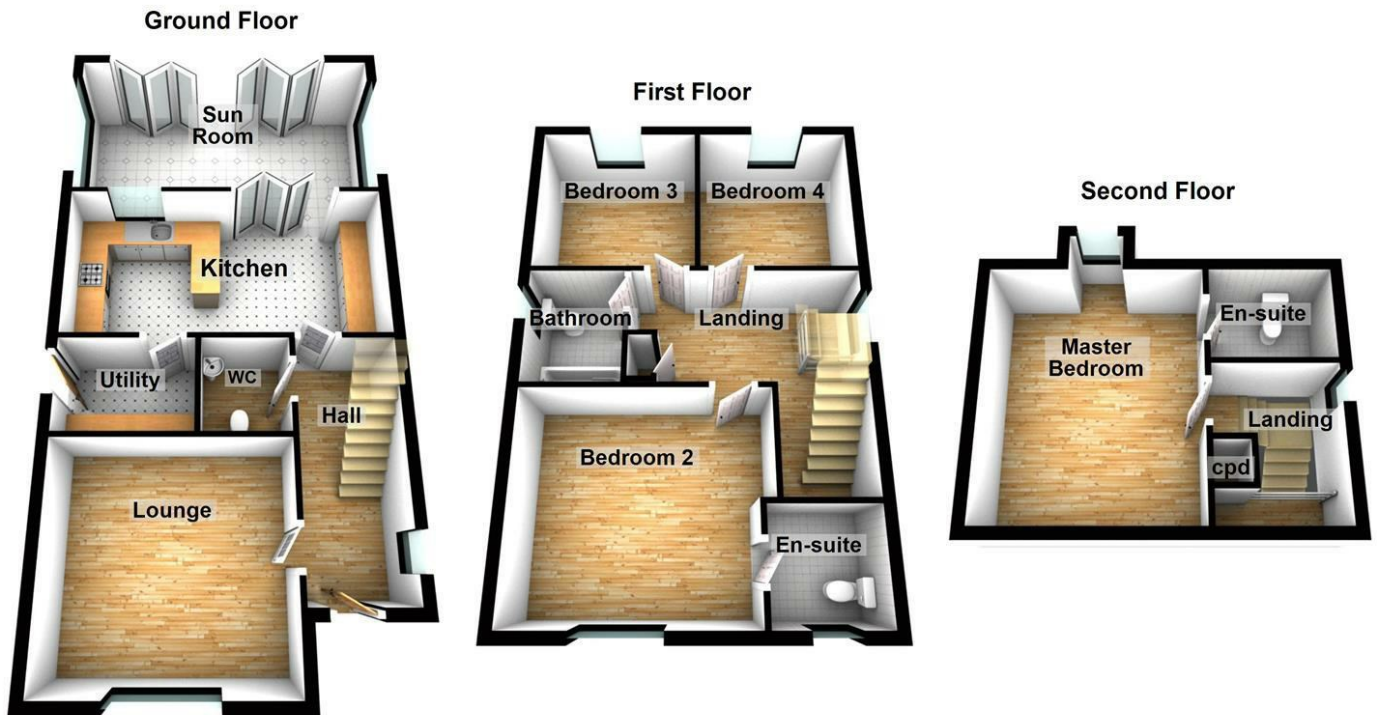
Directions







Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	