

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





Bowman Drive, Wallsend NE28 9FU



# Bowman Drive, Wallsend NE28 9FU

**Asking Price**  
**£289,950**

Signature North East is delighted to welcome to the market this beautifully presented three-bedroom detached home, perfectly situated within the sought-after East Benton Rise development. Built in 2021, this modern property offers the ideal setting for first-time buyers or young families. The area boasts excellent proximity to a range of local amenities, as well as The Rising Sun Country Park. With superb public transport links and convenient commuter access to the A1 and A19 motorways, this is a fantastic, family-friendly location.

Upon entering the property, you're greeted by a central hallway which also provides access to a convenient downstairs W.C. The spacious living room offers ample room for a variety of furnishings and is filled with natural light from a large window, creating a bright and inviting atmosphere. The heart of the home is the open-plan kitchen/dining area, which comfortably accommodates a dining table and includes a breakfast bar. The kitchen is fitted with an array of wall and base units, complemented by sleek countertops and underfloor heating. Integrated appliances include a dishwasher, and elegant French doors lead directly to the rear garden. A separate utility room, adjacent to the kitchen, offers additional storage solutions.

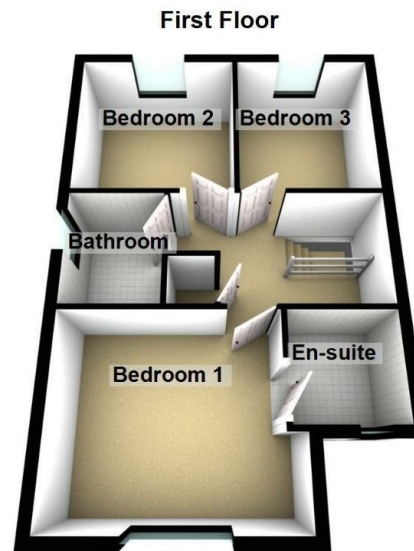
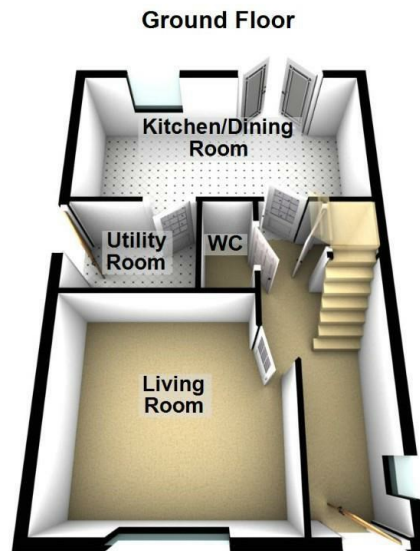
Ascending to the first floor, you will find three bedrooms. Bedrooms one and two can both accommodate a double bed along with further furnishings, with the main bedroom also benefiting from an en-suite. The third bedroom is ideal for a single bed and additional furniture. The main family bathroom completes the floor, featuring a bathtub, shower, hand basin and W.C.

Externally, this home boasts a generous rear garden, mainly laid to lawn, with a recently extended patio area ideal for outdoor seating and entertaining. To the side of the property, you will find a driveway providing off-street parking for two vehicles and a garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



## Measurements:

Living Room  
12'11" x 12'2"

Kitchen / Dining Room  
18'0" x 9'1"

Utility Room  
7'6" x 5'6"

WC  
5'6" x 3'0"

Bedroom One  
12'11" x 10'9"

En Suite  
5'10" x 5'10"

Bedroom Two  
9'6" x 9'4"

Bedroom Three  
9'4" x 8'2"

Bathroom  
6'10" x 5'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>79</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











More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News