

SIGNATURE

NORTH EAST

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Bowman Drive, Wallsend NE28 9FU

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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.

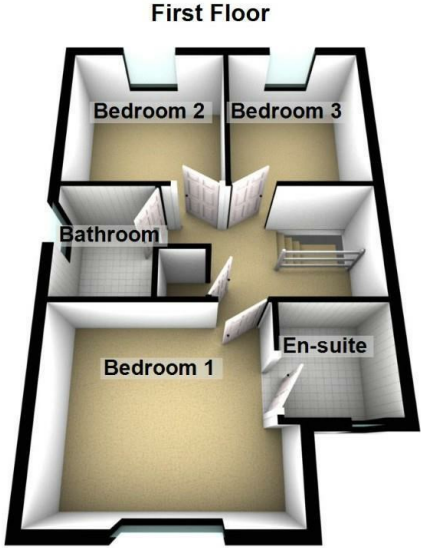
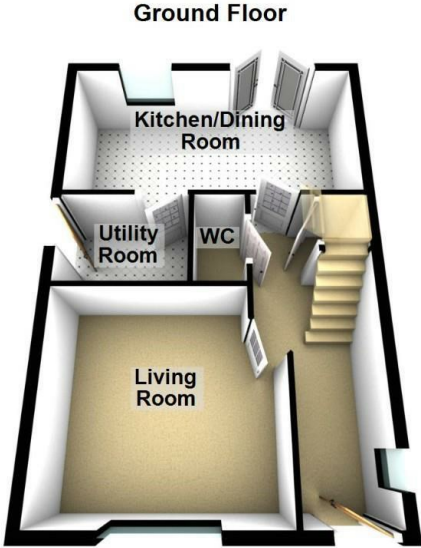
Ascending to the first floor, you will find three bedrooms. Bedrooms one and two can both accommodate a double bed along with further furnishings, with the main bedroom also benefiting from an en-suite. The third bedroom is ideal for a single bed and additional furniture. The main family bathroom completes 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) A		92
(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





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