





- **Detached House**
- **Double Driveway**
- **En Suite Facility**
- **Great Sized Store Room**
- **Close To Local Amenities**
- **Three Bedrooms**
- **Balcony**
- **Ground Floor WC**
- **Sought After Location**
- **MUST BE VIEWED**





** Video Tour on our YouTube Channel |
<https://youtu.be/mrirXkjoQkc> **

Jan Forster Estates are pleased to welcome to the market this stunning three bedroom detached family home which is immaculately presented throughout. Situated on the highly sought after Moor Drive in the popular East Benton Rise development, the property is close to public transport links and easy commuter access to the A1 and A19 motorways.

The property briefly comprises:- Entrance hall, lounge, ground floor WC, open plan kitchen diner with fitted wall and floor units, and French doors leading to the rear. To the first floor, there are three bedrooms; the main with en-suite facility and access to a lovely balcony, and two with built-in wardrobes, there is also a stylish three piece family bathroom WC. Externally, there is a double driveway to the front providing off street parking for multiple vehicles and to the rear, a beautiful garden with lawned and patio areas. An ideal space for entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this charming property. For more information, please call our sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*.



Lounge 16'0" x 10'2" (4.89 x 3.12)

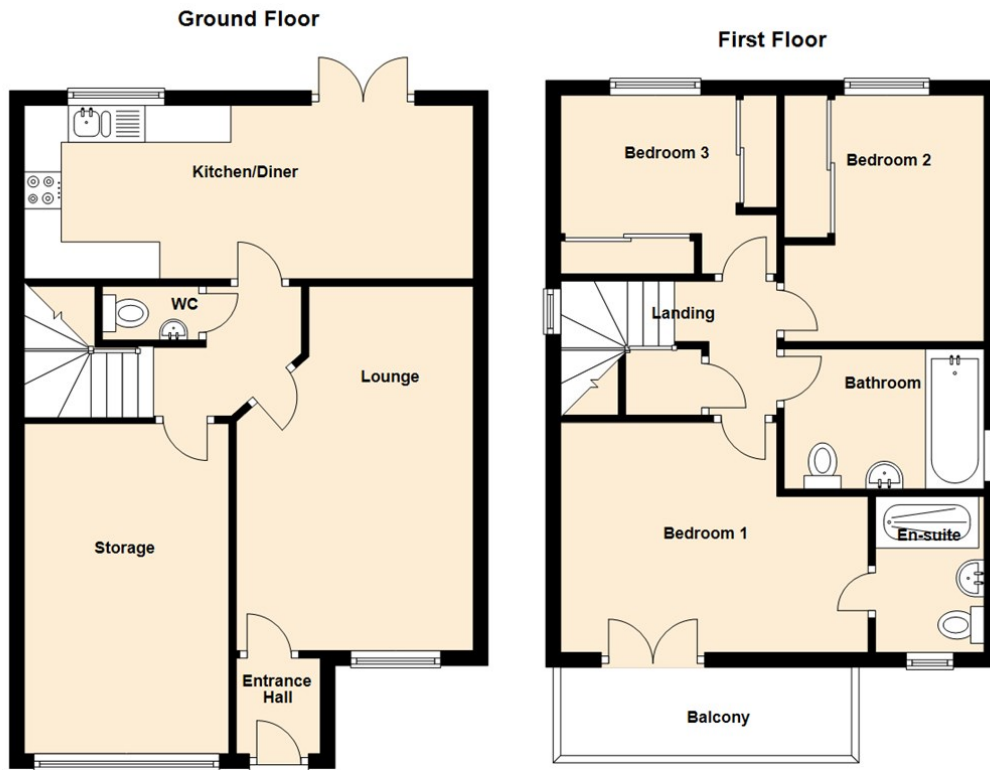
Kitchen Dining Room 7'7" x 18'9" (2.33 x 5.72)

Storage 7'8" x 15'6" (2.36 x 4.74)

Bedroom One 14'2" x 9'6" (4.33 x 2.91)

Bedroom Two 11'3" x 8'8" (3.43 x 2.66)

Bedroom Three 7'10" x 9'9" (2.39 x 2.98)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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	

The difference between house and home

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