



Benton Crescent Wallsend NE28 9GJ

£330,000

Presenting a wonderful, modern four bedroom detached family home nestled in a lovely cul-de-sac on Benton Crescent in Wallsend, built in 2022 and benefitting from the remaining 6 years of the NHBC. Upon entering the welcoming hallway leads to a comfortable bright and airy lounge ideal for relaxing. The real hub of the home is the open-plan dining kitchen which comes complete with a range of integral appliances and creates a fabulous area perfect for family get togethers and entertaining. There is a useful utility room with additional storage leading to the convenient guest w.c.

The first floor features a generous landing and four good sized bedrooms providing ample space for a growing family, bedroom two boasts French doors leading to a delightful balcony making an ideal haven for relaxing. The master has a stylish en-suite and a family bathroom ensures convenience for all. A generous garden to the front boasts a double width driveway to integral garage and to the rear an enclosed manicured garden with a westerly aspect. Superbly located with easy access to the Coast Road, A1 and A19 leading to Newcastle City Centre and surrounding areas, local schools and amenities.

This immaculately presented home is truly worthy of an early internal inspection to avoid disappointment.

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Detached Family Home

Manicured Gardens

Highly Desirable Location

Double Width Driveway

Beautifully Presented

EPC: B

Four Bedrooms

Early Inspection Essential

ENTRANCE HALLWAY: staircase to the first floor, radiator, door to:

LOUNGE: (front): 15'8 x 10'9, (4.78m x 3.28m), Double glazed window to front, radiator, Double doors to dining kitchen

DINING KITCHEN: (rear): 18'4 x 10'02, (5.59m x 3.10m)
Fabulous, fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, quartz worktops, integrated electric oven, gas hob, cooker hood, dishwasher and fridge freezer, sink unit with hot and cold mixer taps., Breakfast bar and under stair useful storage cupboard. Spotlights to ceiling, modern flooring, double glazed window and double glazed French doors to the garden. Door to utility and downstairs cloaks/w.c.

DOWNSTAIRS CLOAKS/W.C.: pedestal wash hand basin, low level w.c., radiator, tiled splash back. Double glazed window to rear.

FIRST FLOOR LANDING AREA: Access to roof space, built in cupboard.

FAMILY BATHROOM: Stylish comprising of, panelled bath, pedestal wash hand basin, low level w.c. with push button cistern, part tiled walls, heated towel rail, extractor, double glazed window to rear.

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BEDROOM ONE: (front): 13'4 x 14' (4.06m x 4.34m), Double glazed window, radiator. Built in cupboard.:

EN-SUITE SHOWER ROOM: Contemporary and stylish en-suite, comprising of, mains power shower, pedestal wash hand basin, low level w.c. Part tiled walls, heated towel rail, spotlights to ceiling.

BEDROOM TWO: (front) 12'02 x 9'02 (3.71m x 2.79m)
Double glazed French doors to front balcony with glass balustrade, double radiator

BEDROOM THREE: (rear): 9'02 x 9'06 (2.79m x 2.90m), Double glazed window with views over garden. Part panelled walls, radiator.

BEDROOM FOUR: 9'05 X 7'08 (2.87 X 2.33)
Double glazed window to rear, radiator,

EXTERNALLY: Generous, well kept garden to the rear with fenced and walled boundaries, laid mainly to lawn, patio area. The garage has an up and over door with power and lighting and there is also double width driveway to the front for convenient parking.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre nest
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: "YES / NO"
Risk of Flooding:: Zone 1

Known safety risks at property (asbestos etc...): No

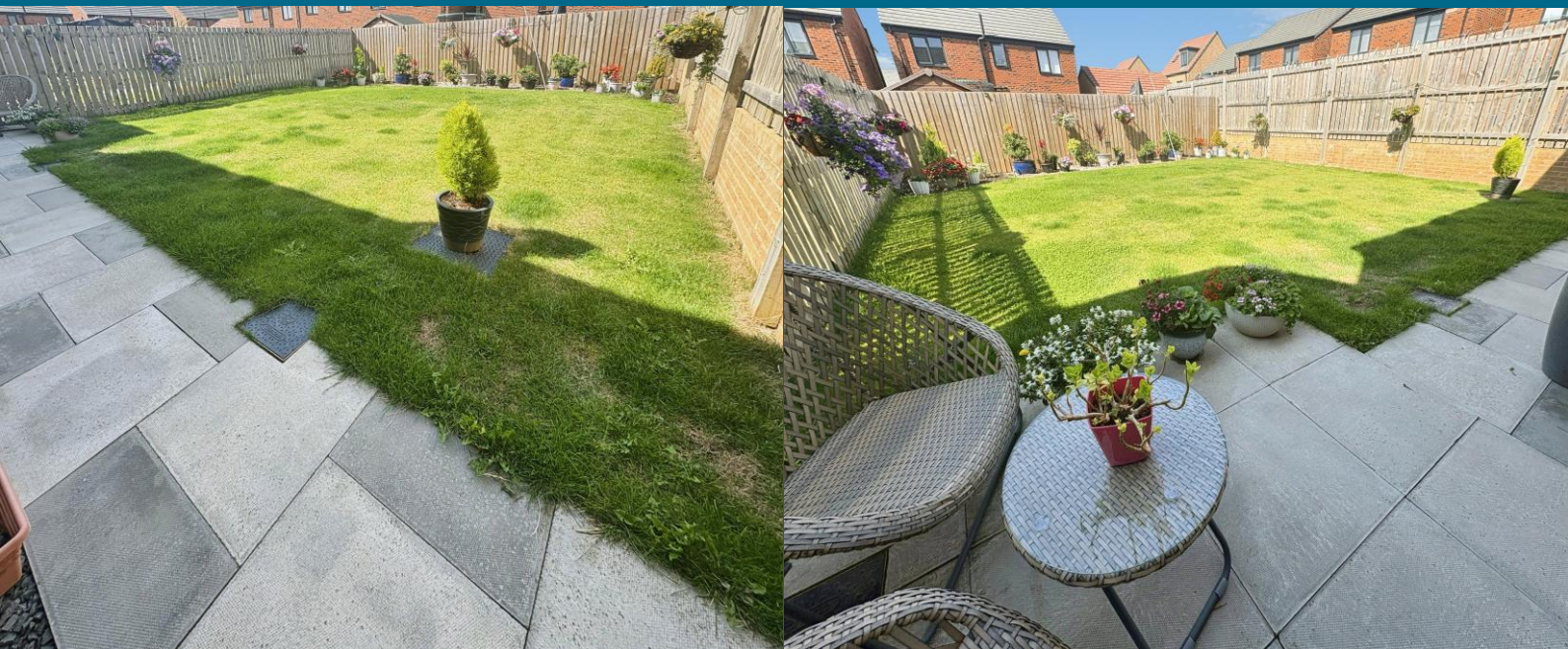
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

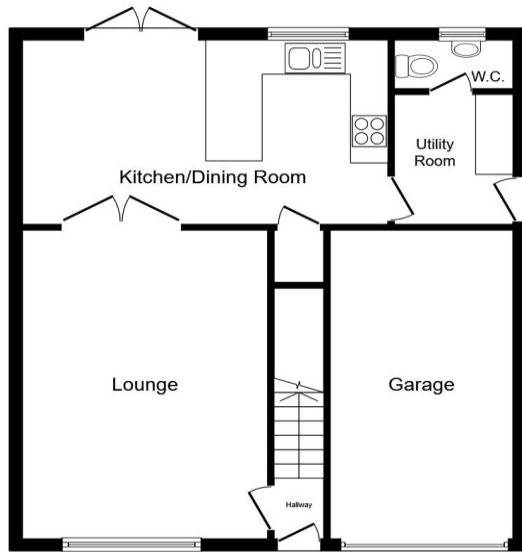
COUNCIL TAX BAND: D

EPC RATING: B

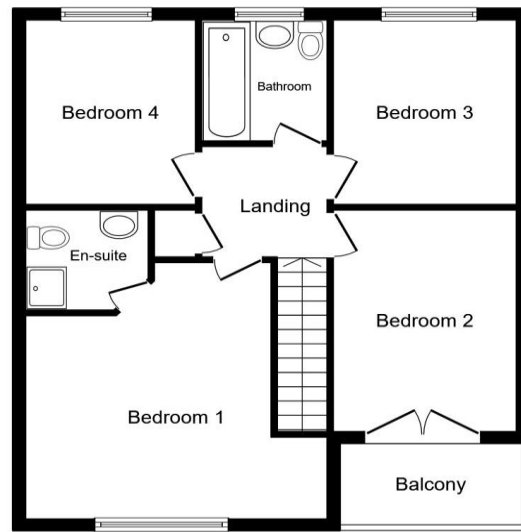
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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