



Oxen Drive | East Benton Rise | NE28 9FJ

£250,000

Situated on the popular East Benton Rise development offering a vibrant community we welcome for sale this detached three-bedroom family home on Oxen Drive, which will appeal to a variety of buyers. Step inside the entrance area which leads to a good-sized comfortable lounge to the front, an Inner lobby gives access to the downstairs W.C. staircase to first floor and door to garage. The dining kitchen provides ample space for day-to-day activities and entertaining guests with French doors leading to the enclosed rear garden. One of the key highlights of the property is the principal bedroom which comes with en suite and balcony. This set up enhances the functionality of the space whilst also providing a haven for relaxation. Two further generous double bedrooms, are serviced by the modern house bathroom. Externally you will find a driveway to the front providing easy off street parking, additionally a garage provides secure parking or extra storage space. Built in 2019, the property benefits from the remaining years of the NHBC and boasts a convenient location near to the A19 offering excellent transport links to Newcastle City Centre and the coast along with nearby metro stations of Benton and Palmersville, schools and Silver Link Retail Park. Internal inspection recommended.

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Modern Detached Family Home

Sought After Development

Principle With En Suite & Balcony

Garage & Gardens

3 Years Remaining NHBC

Freehold

EPC: C

Council Tax: C

ENTRANCE PORCH: Step through the double-glazed entrance door to the porch, which features a door leading to the lounge.

LOUNGE: 16'1 x 10'2, (4.90m x 3.09m). The comfortable lounge features a double radiator, a double-glazed window to the front, and a door to the inner lobby.

INNER LOBBY: Providing access to the kitchen, wc, and garage, with a staircase leading to the first floor.

KITCHEN: 18'7 x 7'6, (5.66m x 2.28m). Fitted with a range of wall and base units, and benefitting from a built-in electric oven and gas hob, with space for a washing machine, and a fridge freezer. There is a double radiator, as well as a double-glazed window and double-glazed French doors to the rear.

DOWNSTAIRS CLOAKS/W.C.: Comprising of a low level wc, a wash hand basin, and a radiator, with part-tiled walls.

FIRST FLOOR LANDING AREA: Providing access to the roof space.

BEDROOM ONE: 14'2 x 9'5, (4.31m x 2.87m). The principal bedroom is well-equipped with a radiator, a door to the en-suite and double-glazed French doors leading to the balcony, which showcases a stylish glass balustrade.

EN-SUITE SHOWER ROOM: Comprising of a pedestal wash hand basin, a step-in double mains shower cubicle, a low level wc, and an extractor fan. The walls are part-tiled, and there is a double-glazed frosted window to the rear.

BEDROOM TWO: 8'7 x 11'2, (2.61m x 3.40m). The second bedroom offers a double-glazed window to the rear, and a radiator.

BEDROOM THREE: 7'7 x 7'9, (2.31m x 2.36m). The third bedroom features a double-glazed window to the rear, and a radiator.

FAMILY BATHROOM: Comprising of a panelled bath, a pedestal wash hand basin, a low level wc, and an extractor fan. The walls are part-tiled, the floors are tiled, and there is a double-glazed frosted window to the side.

EXTERNALLY: The front garden features a lawned area, with paving to the porch and a driveway leading to the garage. The rear garden features a lawned area, and a patio area, perfect for relaxation, with both walled and fenced boundaries.

GARAGE: The attached garage features an up and over door, benefitting from electric and power.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

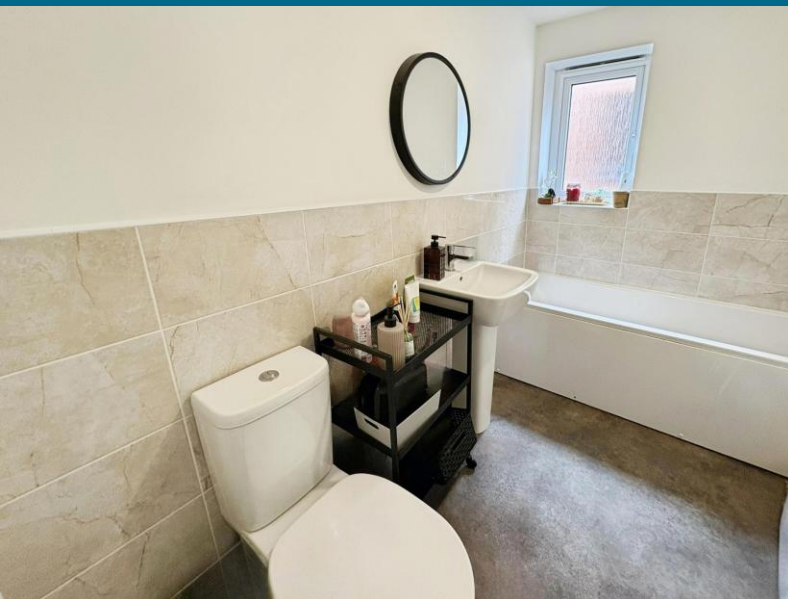
TENURE

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: C

EPC RATING: C

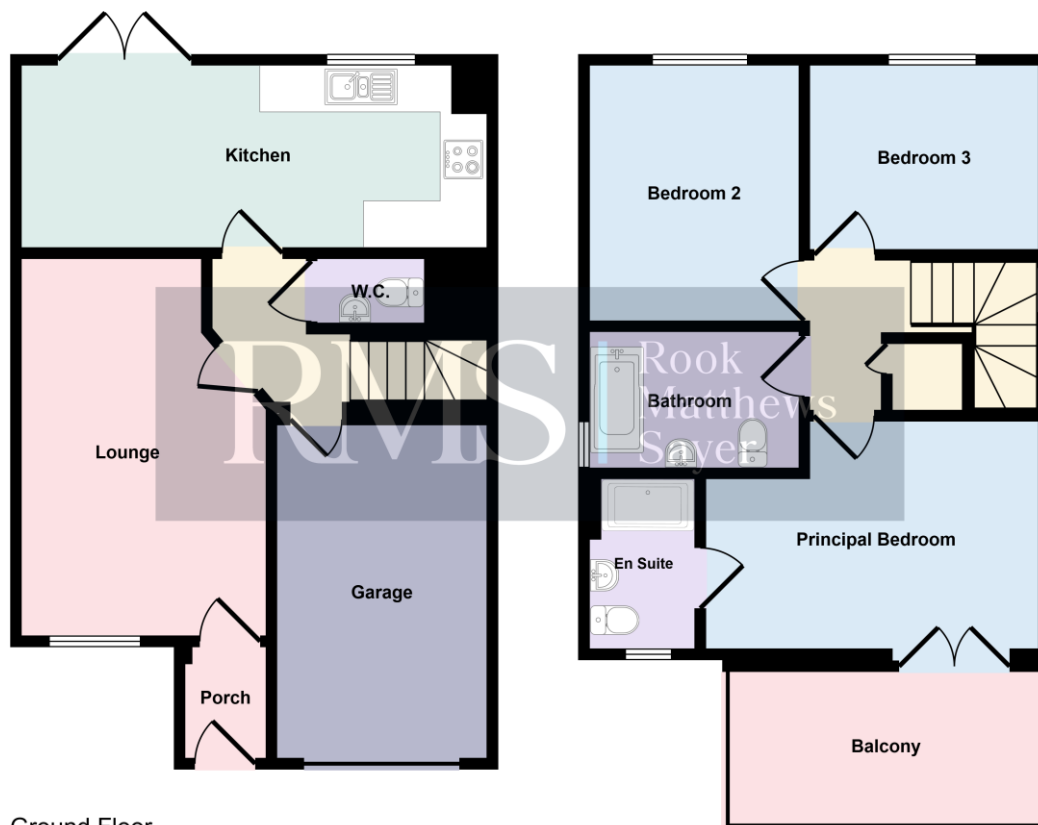
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Ground Floor

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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