

83 Bowman Drive

East Benton Rise, Wallsend, NE28 9FU

CHAIN FREE • LOVELY DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE (WHITELEAF)

OVER LOOKING RISING SUN COUNTRY PARK • EN-SUITE SHOWER/WC TO MASTER BEDROOM

SPACIOUS KITCHEN/DINER • TWO RECEPTION ROOMS • UTILITY ROOM & DOWNSTAIRS WC

GARAGE • DRIVEWAY PARKING • ELECTRIC CHARGING PORT • FREEHOLD • COUNCIL TAX BAND D

ENERGY RATING B • STILL UNDER NHBC WARRANTY

Offers Over £350,000



- Double Fronted Four Bedroom Detached House
- Over Looking Rising Sun Country Park
- Two Reception Rooms
- Utility Room and Downstairs WC
- Ensuite to Master Bedroom
- Driveway, Garage and EV Charging Port

• Council Tax Band D

Entrance Hall

12'11" x 4'4" (3.94m x 1.32m)

Composite door opening in to hallway, vertical radiator, tiling to floor, stairs to first floor landing and access to lounge, dining room and kitchen/diner.

Lounge

12'11" x 10'11" (3.95 x 3.34)

Double glazed window, radiator, carpet to floor.

Dining Room

9'10" x 9'8" (3.01 x 2.96)

Storage cupboard, double glazed window, radiator and carpet to floor. Currently used as snug.

Kitchen/Diner

19'8" x 10'4" (6.00 x 3.17)

Double glazed window and French doors leading into rear garden, vertical radiator, tiling to floor. Kitchen is fitted with range of wall and base units, sink unit, built in induction hob with overhead extractor hood and oven. Space for fridge freezer and plumbing for dishwasher.

Utility Room

5'8" x 5'4" (1.75 x 1.63)

Composite door with access to rear garden, boiler, countertops and plumbing for washing machine and dryer. Tiling to floor.

WC

5'10" x 4'9" (1.78 x 1.45)

Double glazed window, radiator, WC and wash hand basin. Tiling to floor.

First Floor Landing

Double glazed window to side elevation, loft access, two storage cupboards and access to bedrooms and family bathroom.

Master Bedroom

12'10" x 12'0" (3.93 x 3.68)

Double glazed window, radiator and laminate flooring. Access to ensuite shower room. Rear Elevation.

Ensuite

6'10" x 4'5" (2.10 x 1.37)

Double glazed window, ladder style radiator, WC, wash hand basin and shower cubicle.

Bedroom Two

10'9" x 8'9" (3.28 x 2.69)

Double glazed window, radiator and carpet to floor. Front Elevation.

• Energy Rating B

Bedroom Three

9'8" x 9'3" (2.97 x 2.82)

Double glazed window, radiator and carpet to floor. Front Elevation.

Bedroom 4

9'9" x 7'3" (2.99 x 2.23)

Double glazed window, radiator, storage cupboard and carpet to floor. Rear elevation.

Family Bathroom

7'2" x 5'10" (2.20 x 1.79)

Double glazed window, part tiled walls, ladder style radiator, WC, wash hand basin and bath with overhead shower.

External

The the front of the property there is an unrestricted outlook onto Rising Sun Country Park, good sized front garden laid mainly to lawn, lengthy driveway, garage and EV charging port. To the rear, there is an enclosed garden with fenced boundaries, featuring a lawned area and patio, providing an ideal space for outdoor entertaining.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.gov.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Seller has advised us broadband is full fibre to the premises (up to 1.2gb).

EE-Good outdoor

O2- Good outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

• Freehold

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via your surveyor and legal representative.

Rising Sun Country Park

The Rising Sun Country Park is a green oasis of 162 hectares, set in the heart of North Tyneside. Boasting a nature reserve with ponds, woodlands, extensive grasslands and Countryside Centre, the site is a haven for wildlife and an ideal place to relax and enjoy the great outdoors.

Admission is free. Parking and accessible parking is provided within the grounds (or in the neighbouring ASDA Benton car park).

Extensive footpaths, bridleways and cycleways to explore

Selected routes are wheelchair-accessible

Bird hides

Café with terrace and park views

Free parking with picnic and barbecue area

Educational visits

Children's play area and water play feature

Events programme and activities

Volunteer opportunities

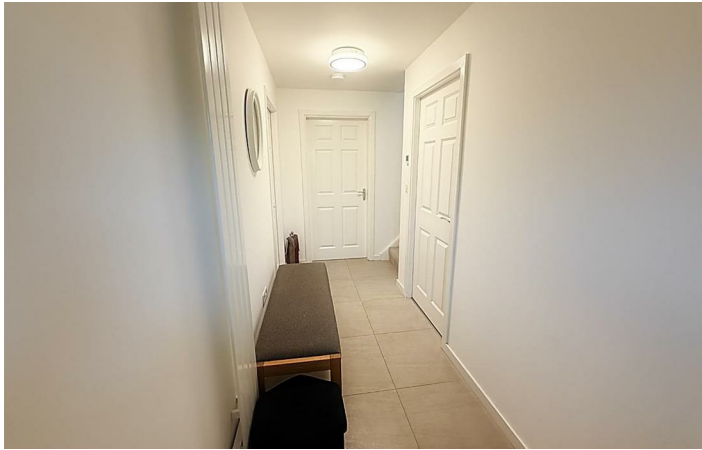
Hire our facilities for meetings, functions, events and parties

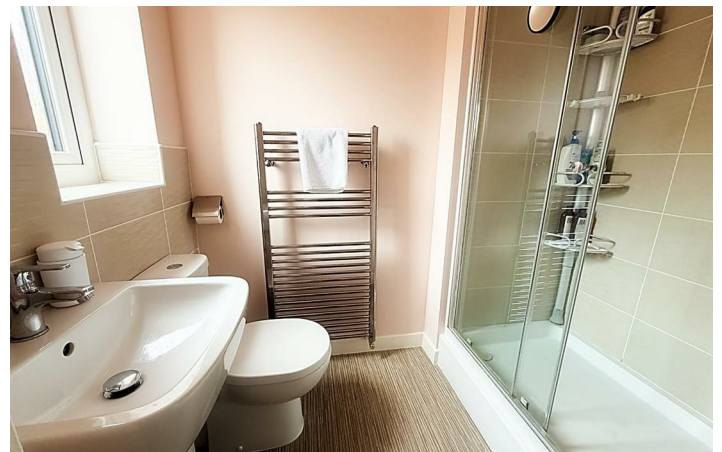
Regular cycling and Nordic walking groups

Toilet facilities

Changing Places facility

Dog wash

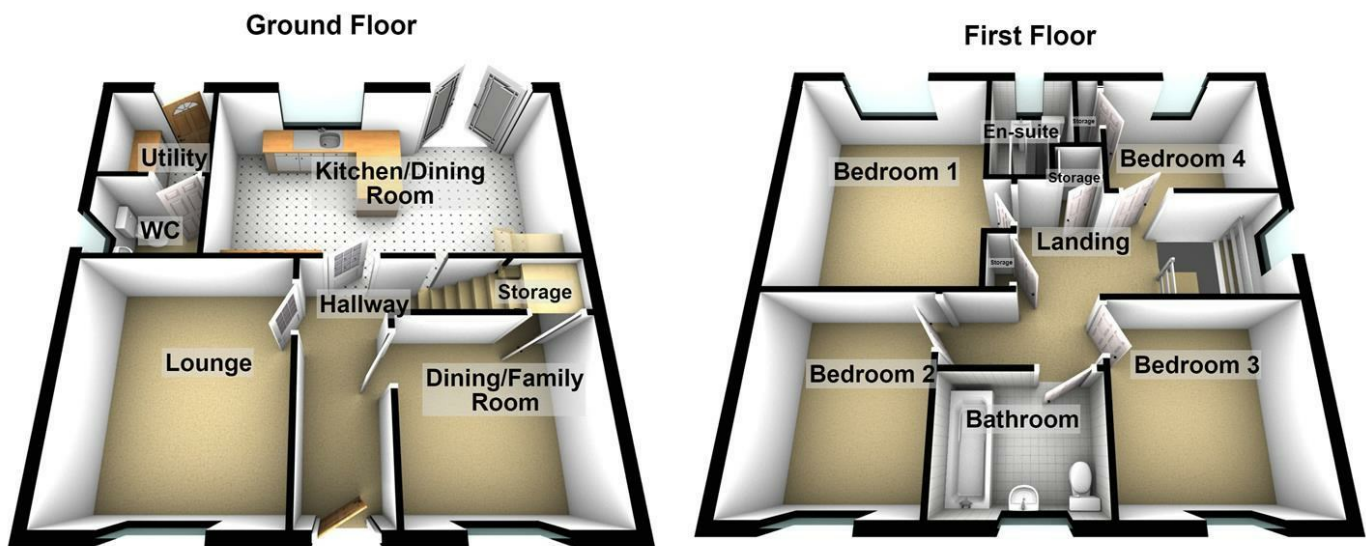








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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	