



Colliery Close | Benton | NE12 9TR

**£339,995**

Nestled in this sought after development this stunning three bed detached house offers a perfect blend of modern living and comfort. Colliery Close is situated off with all the local amenities, schools and excellent public transport links nearby.

As you step inside you are welcomed in to spacious entrance hall leading to the good-sized guest WC and the two generous reception rooms. The inviting lounge boasts French doors opening to the delightful rear garden ideal for entertaining or enjoying family time. The kitchen is both stylish and functional with integral appliances catering to culinary enthusiasts.

On the first floor you'd will find three bedrooms, the main bedroom is particularly impressive with fitted wardrobes and a stylish en-suite for added privacy. The family bathroom is equally well appointed with a shower over the bath catering to all your needs.

Externally the property benefits from a driveway providing off street parking to integral garage equipped with power and light. To the rear the garden is enclosed well-kept with both walled and fenced boundaries. This exceptional home is perfect for families seeking a modern lifestyle in a tranquil setting and is not to be missed.

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## Immaculate Detached Family Home

Well Appointed & Decorated

Garage & Well-Kept Gardens

EPC: C

## Modern Development

Two Reception Rooms

Freehold

Council Tax: D

**ENTRANCE HALLWAY:** Accessed via a double-glazed composite entrance door, the welcoming hallway features tiled flooring, a radiator, and a staircase to the first floor.

**DOWNSTAIRS CLOAKS/W.C.:** A practical addition comprising a low-level WC and pedestal wash hand basin, complemented by partially tiled walls.

**LOUNGE:** 10'4 x 14'1, (3.14m x 4.02m). A comfortable living space with a double radiator, and French doors to the rear providing direct access to the garden.

**DINING ROOM:** 10'0 x 8'6, (3.04m x 2.59m). Featuring a double-glazed front-facing window, double radiator, and tiled flooring, ideal for formal dining or flexible family use.

**KITCHEN:** 9'7 x 9'6, (2.92m x 2.89m). Fitted with a range of wall and base units topped with quartz work surfaces and a 1 ½ drainer sink. Includes a built-in electric oven, gas hob with extractor, integrated fridge freezer, and dishwasher. Finished with part tiled walls and tiled flooring. A double-glazed window overlooks the rear, with an additional double-glazed door providing side access.

**HALF LANDING:** Featuring double glazed windows to the front, allowing for plenty of natural light.

**FIRST FLOOR LANDING AREA:** Providing access to the part-boarded loft space via a ladder. There is also a useful storage cupboard.

**BEDROOM ONE:** 12'3 x 10'3, (3.73m x 3.12m). The principal bedroom benefits from fitted wardrobes, a radiator, and a double-glazed window overlooking the rear.

**EN-SUITE SHOWER ROOM:** Comprising a step-in electric shower cubicle, pedestal wash hand basin, and low-level WC. Finished with partially tiled walls, tiled flooring, and a double-glazed window to the front.

**BEDROOM TWO:** 8'9 x 10'5, (2.66m x 3.17m) plus wardrobes. A well-proportioned second bedroom featuring fitted wardrobes, a radiator, and a double-glazed window to the rear.

**BEDROOM THREE:** 9'8 x 8'0, (2.94m x 2.43m). A versatile third bedroom with a double-glazed window to the rear and a radiator.

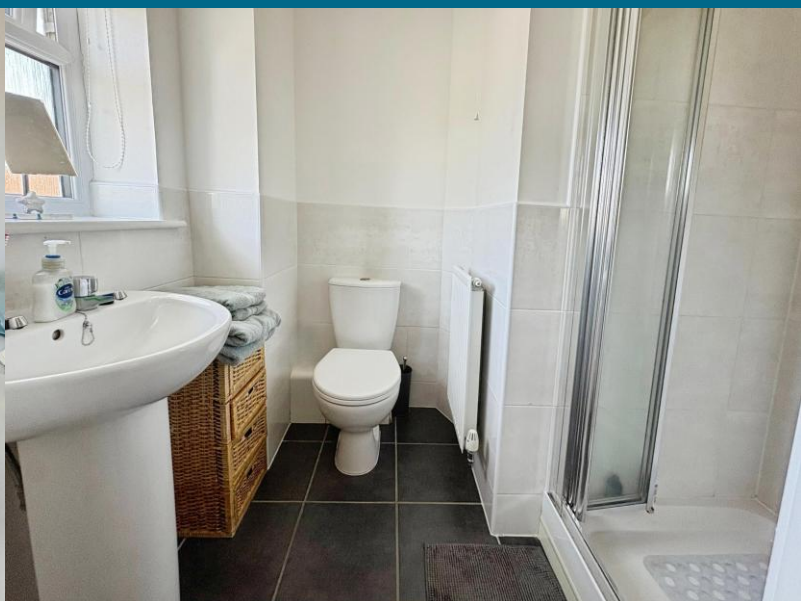
**FAMILY BATHROOM:** Fitted with a panelled bath and mains shower over, pedestal wash hand basin, low-level WC, and radiator. The space is finished with tiled walls and flooring and includes a double-glazed window to the front.

**EXTERNALLY:** To the front, the property offers a lawned garden with hedged boundaries and a driveway, which benefits from an electric vehicle charging point and leading to the garage which houses the combination boiler. The rear garden is enclosed by walls and fencing, and includes external water supply, power points, and a garden shed.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/EV Charging Point

## 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.

## 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: Major development proposed in immediate locality. (DWP office to be knocked down)  
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: D

## EPC RATING: C

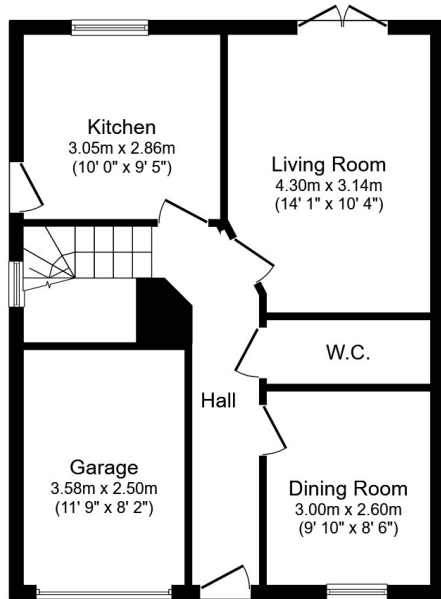
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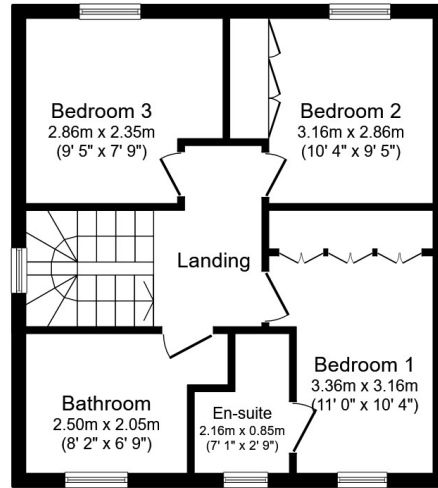
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**Ground Floor**

Floor area 53.5 sq.m. (575 sq.ft.)



**First Floor**

Floor area 44.2 sq.m. (475 sq.ft.)

**Total floor area: 97.6 sq.m. (1,051 sq.ft.)**

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		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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