

Ridge Way, East Benton Rise, NE28 9FF

Offers Over £325,000

Presenting a stunningly styled four bedroom family home nestled on Ridge Way in East Benton Rise. This detached property is a perfect blend of both modern living and comfort.

Step inside the welcoming entrance hallway which leads to the impressive spacious lounge, showcasing a remarkable contemporary media wall complete with an inset feature fire, space for a tv and storage and shelving to either side, creating a warm and inviting atmosphere. The dining kitchen to the rear has been designed with both everyday living and entertainment in mind with built-in appliances and breakfast bar. A convenient utility room leads to a guest W.C. enhancing the practicality of this wonderful home. A second versatile reception room to the front is currently used as a family / play room (previous garage).

The first floor is equally impressive, featuring a generous landing and four well-sized bedrooms, providing ample space for a growing family. Bedroom two benefits from French doors leading to a delightful balcony. The master boasts fitted wardrobes and a stylish en-suite, while the attractive family bathroom ensures convenience for all.

With generous gardens to the front and rear, and a double-width driveway, this immaculately presented home is ideally positioned for access to both coast and city, as well as nearby schools, amenities and “The Rising Sun Country Park.” Truly worthy of an early internal inspection to avoid disappointment.

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Impressive Family Home

Sought After Development

Four Bedrooms

Balcony To Bedroom Two

En Suite & Guest W.C.

Enclosed Rear Garden

Double Width Driveway

Freehold

ENTRANCE HALLWAY: Enter through a composite front door into the entrance hallway, staircase to first floor, doors to reception rooms.

LOUNGE: 11'1 x 15'8 (3.37m x 4.77m). The lounge benefits from a beautiful media wall with shelving, recess lighting and electric fire. The room is complete with a radiator, a double-glazed window to the front, and double glass doors leading to the kitchen diner.

FAMILY ROOM: 15'5 x 8'9 (4.69m x 2.66m). The second living area, (previous garage), provides a versatile space for a family room or home office. It offers a double-glazed window to the front, a double radiator, and spotlights to the ceiling. Door to utility.

KITCHEN DINER: 18'3 x 10'2 (5.56m x 3.09m). Fitted with a range of wall and base units with contrasting worktops, 1½ bowl sink unit, built-in electric oven, hob, and extractor hood. There is also an integrated fridge freezer and dishwasher. Additional features include spotlights to the ceiling, a radiator, double glazed window to the rear and double glazed French doors to the garden. Door leading to the utility room and ground floor w.c.

UTILITY: 7'9 x 5'2 (2.36m x 1.57m). The utility offers wall and base units with space for both a washing machine and tumble dryer, a radiator and wall mounted combi boiler. Door leading to the downstairs WC. And double glazed door to the side.

DOWNSTAIRS CLOAKS/W.C.: Featuring a low-level WC and wash hand basin, a radiator, along with a double-glazed window to the side.

FIRST FLOOR LANDING AREA: Offering an airing cupboard and access to the roof space, via drop down ladder.

BEDROOM ONE: 11'2 x 13'2 (3.40m x 4.01m). The principal bedroom features fitted wardrobes with mirror fronted sliding door plus additional built in cupboard. Part panelled wall, a double-glazed window to the front and radiator.

EN-SUITE SHOWER ROOM: Featuring a step-in mains shower cubicle, a pedestal wash hand basin, and a low-level WC. There is an extractor fan, part tiled walls and tiled floor. Spotlights to the ceiling and double glazed window To the front.

BEDROOM TWO: 12'2 x 9'2 (3.70m x 2.79m). The second bedroom features built in shelving, a radiator and double-glazed French doors to the front opening to the balcony.

BEDROOM THREE: 9'6 x 9'2 (2.89m x 2.79m). The third bedroom features a double-glazed window to the rear and a radiator.

BEDROOM FOUR: 7'8 x 9'6 (2.33m x 2.89m). The fourth bedroom features a double-glazed window to the rear and a radiator.

FAMILY BATHROOM: The family bathroom showcases a panelled bath, a heated towel rail, a pedestal wash hand basin, and a low-level WC. Part tiled walls and the floor is fully tiled. There is an extractor fan and a double-glazed frosted window to the rear.

EXTERNALLY: The front garden features a lawned area and a double-width driveway. The rear garden features a tiled patio and a lawned area with a shed and gated access to the front. There is an external water supply as well as a wooden playhouse with slide and swings.

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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: 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.

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...): Cladding Present.

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
Managed freehold – It is understood that this property is a managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.
Maintenance fee for surrounding grounds as part of the development. £127 per year.

COUNCIL TAX BAND: D

EPC RATING: C

FH00009382/GO/GO/19/11/2026/V.2





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