

Offers Over £325,000

Bowman Drive, East Benton Rise, NE28



- Four bedrooms
- Double length driveway
- Gas central heating
- Ensuite to main bedroom
- Walkway location
- Immaculate throughout
- Garage
- Freehold
- Superb rear garden

An immaculate four bedroomed detached house on a walkway position with a double length driveway and single garage to the rear.

This stunning house occupies a quiet position at the top end of this sought-after modern estate built in 2020 by Persimmon Homes. The house comes complete with fully fitted kitchen with integrated appliances to include a full-size dishwasher, fridge freezer, gas hob, electric oven with grill and extractor hood. There is also a separate

utility room and ground floor w.c. The house has four good sized bedrooms and the main bedroom features an ensuite shower room. Externally there are superbly presented gardens front and rear, the rear also has a lounge patio area. Council tax band D, Freehold, energy rating C.

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Hallway

Radiator.

Dining room/snug

With radiator.

Living room

With radiator.

Family kitchen

With radiator. Patio doors to garden. Fitted units with integrated dishwasher, fridge freezer, gas hob, electric oven with grill and extractor hood.

Utility room

With radiator. Gas boiler. Plumbed for washer. Door to garden.

Ground floor w.c.

With radiator. Wash basin and w.c.

First floor landing

Bedroom one

Radiator. Ensuite with shower, wash basin and w.c.

Bedroom two

Radiator.

Bedroom three

Radiator.

Bedroom four

Radiator

Bathroom

Radiator. White suite with bath, wash basin and w.c.

Externally

Garden to front. Gated pathway to side. Immaculate garden to rear with lounge patio area. Double length driveway and single garage.

Mining


This property is not known to be affected by mining, but considering Wallsend was a mining area, your conveyancer must carry out a mining search prior to exchange of contracts.

Utilities

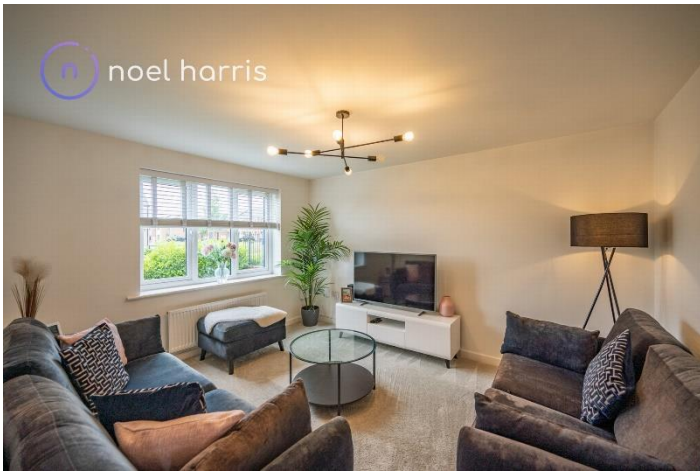
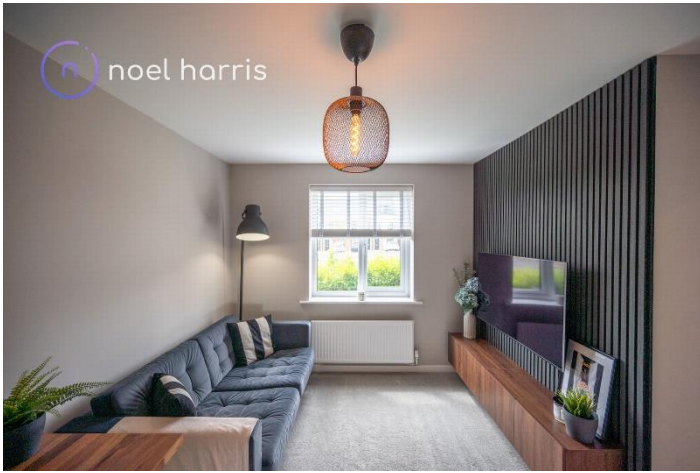
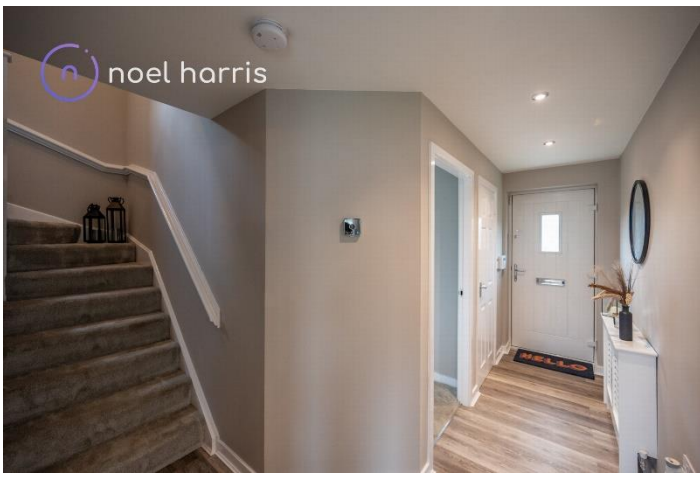
Connected utilities include gas, water, electricity and broadband. The area is not known to be a mobile phone drop out zone but you must check this with your provider or on a visit to the area.

Estate maintenance charge

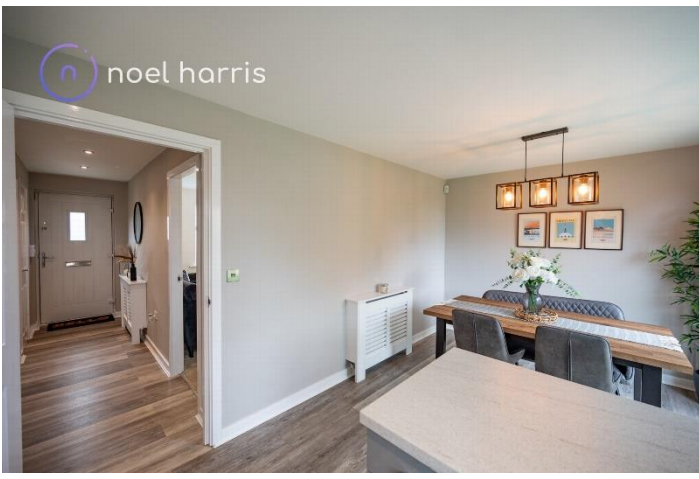
This amount is to be confirmed but is estimated to be in the region of £107 per year. This must be confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

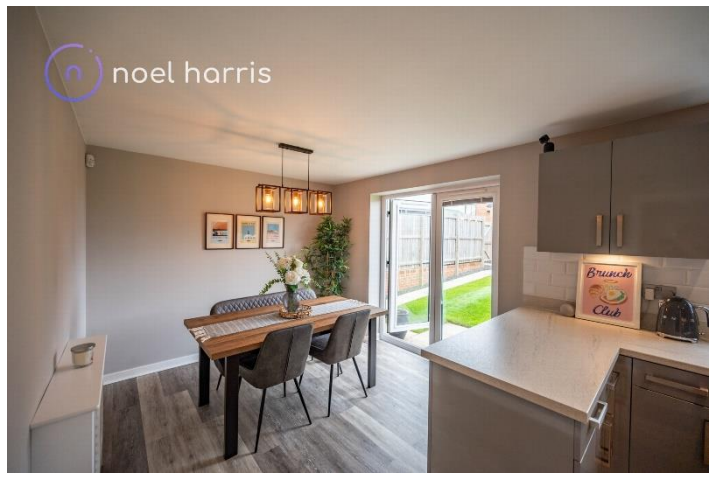




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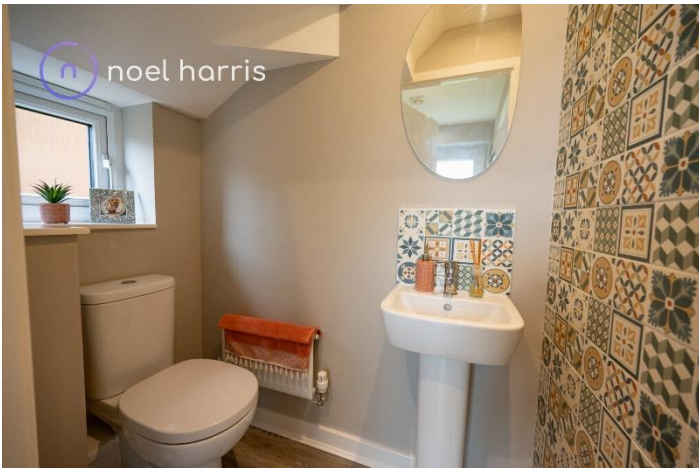
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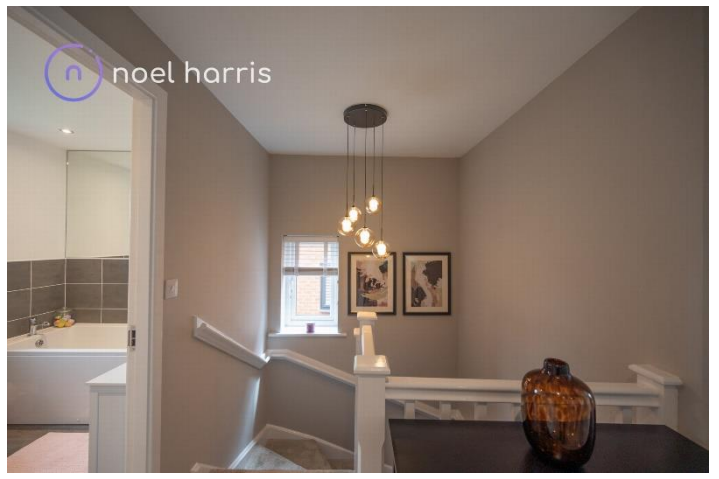


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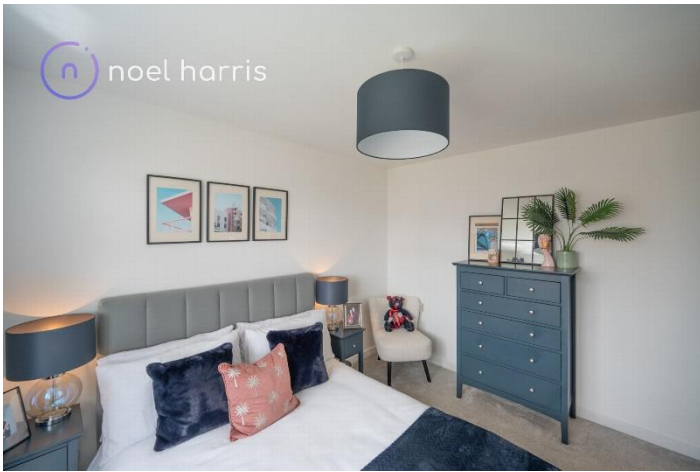
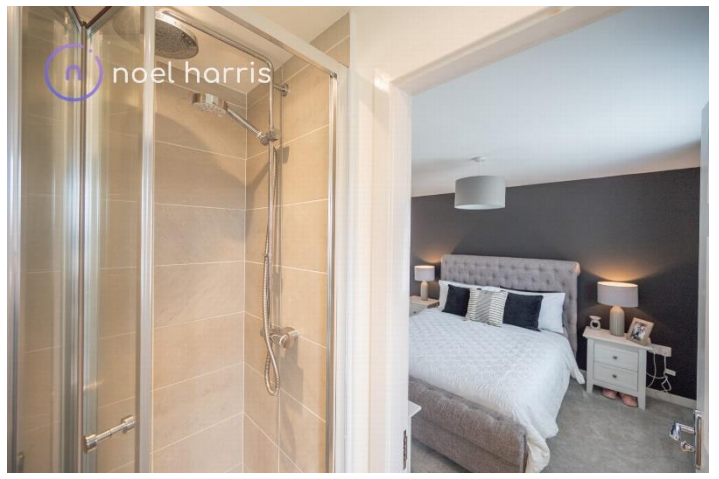
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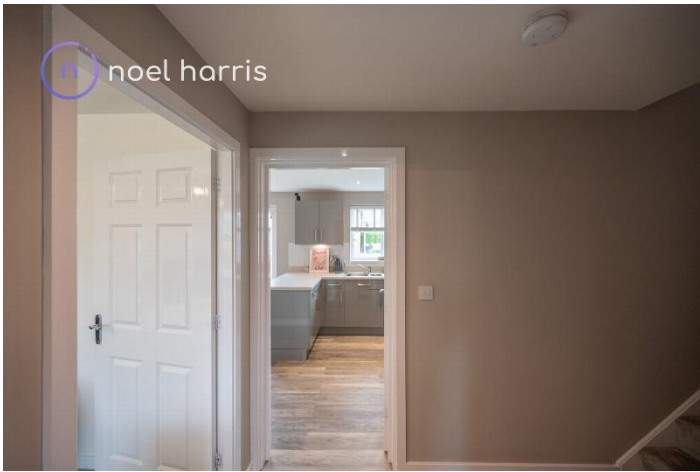


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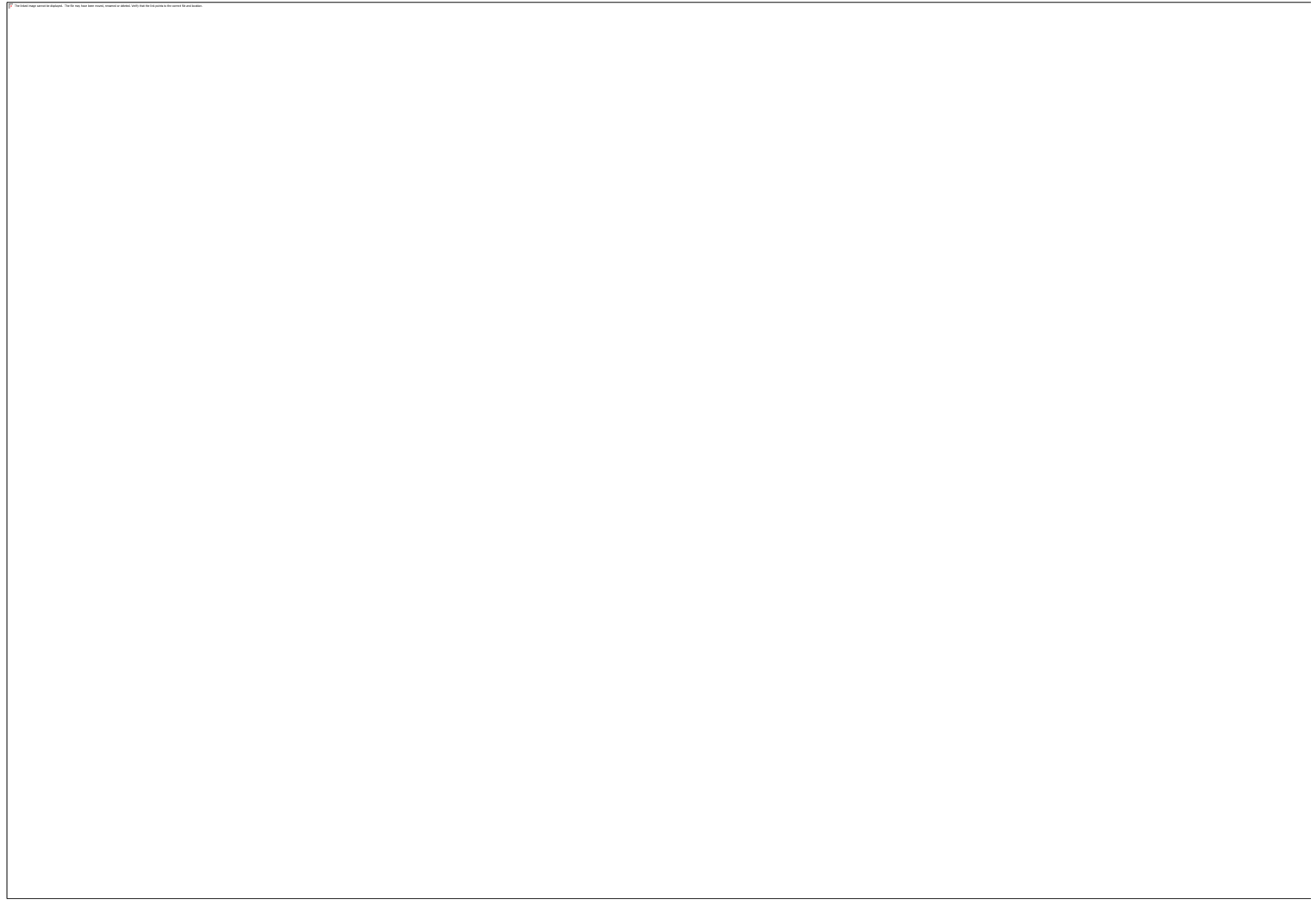
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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
www.noelharris.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.