



### 3 bed end of terrace house to buy in NE12

Parkland, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8AL

**£280,000** Offers Over

 x3  x2  x1

Tenure  
**Freehold**

Driveway parking

### Property features

-  Three Bedroom End Terrace Home
-  Sought After Benton Location
-  Stunning Open Plan Kitchen & Dining Area
-  Detached Garden Room with Power & Lighting
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Donna Briggs  
Branch Manager  
Forest Hall

0191 2150677  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom end-terrace family home, ideally situated within the highly sought-after residential area of Benton.

Offering spacious and versatile accommodation throughout, this charming property perfectly blends character features with modern family living. Benefiting from a substantial driveway providing off-street parking for multiple vehicles, a garage situated en bloc, an impressive open-plan kitchen and dining area, two bathrooms and a versatile detached garden room, this wonderful home is sure to appeal to a wide range of buyers.

Upon entering the property, you are welcomed via a bright entrance porch leading into the inviting hallway and spacious living room, featuring attractive hardwood flooring and a large front-facing window allowing natural light to flood the room. To the rear, the heart of the home is undoubtedly the stunning open-plan kitchen and dining area, complete with a central island, farmhouse-style sink, solid wood worktops and French doors opening onto the rear garden. A useful utility room and modern ground floor shower room complete the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, alongside a stylish family bathroom featuring twin wash hand basins and a corner bath with shower over.

Externally, the property enjoys a private rear garden with patio seating area, providing the perfect space for relaxing and entertaining. Situated at the foot of the garden is a substantial detached garden room with power and lighting, currently utilised as an additional reception and relaxation space, offering excellent versatility for a variety of uses. The property also benefits from a garage located within a nearby en bloc, providing useful additional storage or secure parking.

Ideally located within easy reach of local shops, highly regarded schools, excellent transport links, Newcastle City Centre and major road networks, early viewing is highly recommended to fully appreciate the accommodation on offer.

Call Pattinson Forest Hall today to arrange your viewing. 0191 215 0677 - forest.hall@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £280,000

Property Type: End of terrace house

Parking: Driveway, Garage En Bloc

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

Occupying a pleasant position within this popular residential development, the property benefits from a generous gravelled driveway providing off-street parking for multiple vehicles, complemented by a well-maintained lawn and mature shrubbery creating an attractive first impression. An additional driveway to the side further enhances the ample parking available, as well as a separate garage en bloc.



## Porch

*1.91m x 1.20m (6'3" x 3'11")*

A welcoming entrance porch offering practical space for coats and footwear whilst providing access into the main accommodation.



## Entrance/Stairway

*1.53m x 2.05m (5'0" x 6'8")*

A charming and inviting entrance hall, beautifully presented with neutral décor and attractive flooring, with stairs leading to the first floor and access to the principal ground floor accommodation.



## Living Room

*3.87m x 4.26m (12'8" x 13'11")*

A spacious and beautifully presented reception room, flooded with natural light from the large front-facing window. Featuring attractive hardwood flooring and tasteful décor throughout, this welcoming space provides the perfect setting for both relaxing and entertaining.



## Kitchen/Dining Area

*3.54m x 5.17m (11'7" x 16'11")*

Undoubtedly the heart of the home, this impressive open-plan kitchen and dining space combines character and modern family living. French doors provide pleasant views of the rear garden whilst allowing an abundance of natural light to fill the room. The kitchen is fitted with a range of complementary units, solid wood work surfaces, a farmhouse-style sink and a central island incorporating an integrated oven and electric hob. Ample storage is provided throughout, whilst the generous dining area offers an ideal space for family meals and social gatherings.



## Utility Area

2.85m x 2.13m (9'4" x 6'11")

Located to the rear of the property, the useful utility room provides additional worktop space, plumbing for a washing machine and housing for the boiler. A door provides convenient access to the rear garden.



## Downstairs Bathroom

1.59m x 1.16m (5'2" x 3'9")

A stylish and contemporary shower room fitted with a modern three-piece suite comprising a low-level WC, wash hand basin and walk-in shower.



## Garden

To the rear is a private and well-maintained garden offering a peaceful outdoor retreat. A generous patio area provides the perfect space for outdoor seating, dining and entertaining, whilst a pathway leads to the detached garden room positioned at the foot of the garden.



## Outhouse

A substantial detached garden room offering excellent versatility and currently utilised as an additional reception and relaxation space. Benefiting from power, lighting and attractive flooring throughout, this fantastic addition could also lend itself to a variety of uses including a home office, studio or hobby room.



## Bedroom 1

3.17m x 2.61m (10'4" x 8'6")

A spacious principal bedroom offering ample room for a double bed and additional furnishings. Benefiting from fitted wardrobes providing excellent storage, the room is beautifully presented with neutral décor and attractive flooring, creating a calm and relaxing atmosphere.



## Bedroom 2

2.21m x 2.54m (7'3" x 8'4")

A generously proportioned double bedroom featuring a large double-glazed window which allows plenty of natural light to fill the room. Well-presented throughout and offering ample space for a range of furnishings.



## Bedroom 3

2.11m x 2.61m (6'11" x 8'6")

A well-sized third bedroom enjoying plenty of natural light from the large double-glazed window. Further benefiting from a useful built-in storage cupboard.



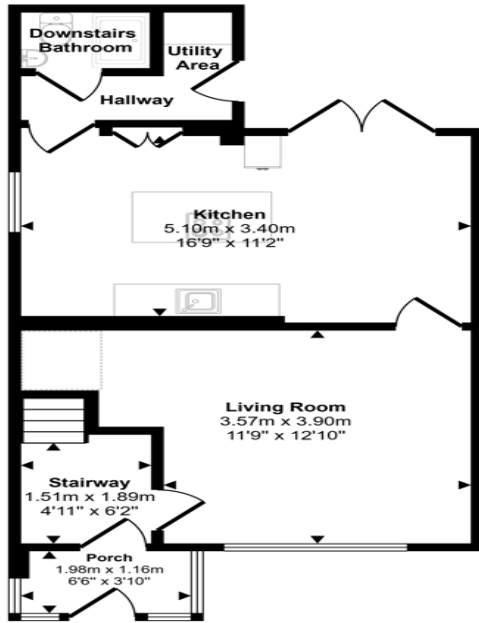
## Bathroom

2.21m x 2.54m (7'3" x 8'4")

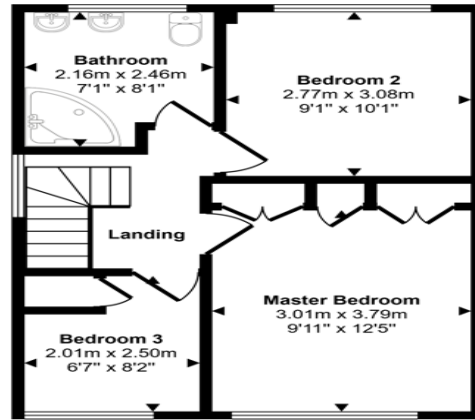
A beautifully appointed family bathroom fitted with a contemporary three-piece suite comprising a low-level WC, twin wash hand basins and a luxurious corner bath with shower over. Finished with attractive tiling throughout, creating a stylish and practical space for everyday family living.



Approx Gross Internal Area  
87 sq m / 938 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft



First Floor  
Approx 38 sq m / 412 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Parkland, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8AL

Contact your local branch today for more information on this property:

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forest.hall@pattinson.co.uk, www.pattinson.co.uk**

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