



## Colliery Close Benton

- Detached
- Two Reception Rooms
- Three Bedrooms
- Two Bathrooms
- South West Facing Garden

**Offers Over: £349,950**



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# Colliery Close

Benton

## PROPERTY DESCRIPTION

This exceptional detached property is currently available for sale located on the exclusive Colliery Close, Benton. The property is neutrally decorated, offering the new owners a blank canvas to make their mark. The residence boasts a total of three generously sized bedrooms, two bathrooms, two reception rooms, and a modern kitchen.

The two reception rooms are a particular highlight. Reception room one is an inviting space, bathed in natural light from the large windows, and offers a stunning view and direct access to the garden. The second reception room can effortlessly serve as a formal dining room or as a home office.

The contemporary kitchen is equipped with modern appliances and provides direct access to the south-west facing garden. This makes it perfect for al fresco dining, entertaining guests or enjoying a quiet morning coffee.

The master bedroom is a lavish, spacious, double-sized room that comes with built-in wardrobes and an en-suite. Bedroom two is also a spacious double, complete with built-in wardrobes, and the third bedroom is a comfortable double room. The spacious bathroom completes this great family home.

Unique to this property is the inclusion of a garage, a rarity in a location with such close public transport links and local amenities. These, combined with the peaceful, quiet surroundings, make this property ideal for families and couples alike. The garden is a further unique feature, spacious and south-west facing, it's a suntrap in the warmer months with a low maintenance artificial lawn and patio.

Living Room: 14'03" x 10'05" - 4.34m x 3.18m

Dining Room / Home Office: 8'07" x 10'03" - 2.62m x 3.12m

Kitchen: 9'08" x 9'08" - 2.95m x 2.95m

W.C.

Bedroom One: 12'07" (+ wardrobes) x 10'03" - 3.84m x 3.12m

En-suite: 6'08" (max) x 5'01" (max) - 2.03m x 1.55m

Bedroom Two: 9'01" x 10'06" - 2.77m x 3.20m

Bedroom Three: 10'03" x 8'00" (max) - 3.12m x 2.44m

Bathroom: 6'07" x 9'00" (max) - 2.00m x 2.74m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: B

FH00008668.SD.SD.09/05/24.V.1



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