

## 4 Edge Way, East Benton Rise



### Offers around £210,000

A lovely property, this three bedroom Semi Detached House sits on the edge of the Persimmons new build "East Benton Rise". This offers all of the refinements expected of a NEWER BUILD HOUSE, plus "extras", offering ready to move in to accommodation which will suit anyone looking for a hassle free move!

The ground floor has an attractive living room, a cloakroom, and a lovely breakfasting kitchen. Upstairs there is a family bathroom and three DOUBLE bedrooms, the master with a en-suite shower room, fitted wardrobes, and a BALCONY to bring a little outside, inside! The property has an INTEGRAL GARAGE with DRIVEWAY parking on its approach, and GARDENS front and rear. In addition, the house has NHBC Warranty and is, importantly, FREEHOLD.

Energy Rating C, Call next2buy ltd to arrange a viewing - 0191 2953322.

## The Property Comprises

### Entrance Lobby

Double glazed composite entrance door, laminate flooring and radiator, door to living room.

### Living Room

16'0" x 10'4" (4.88 x 3.16) UPVc double glazed window with plantation style shutters, radiator, and laminate flooring.



### Inner Hallway

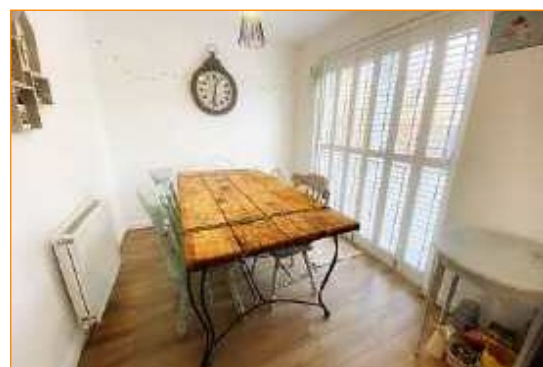
Radiator and laminate flooring, access to the Garage.

### Cloakroom

3'0" x 4'8" (0.92 x 1.41) Radiator and laminate flooring, fitted with a two piece suite.

### Kitchen & Dining Room

7'7" x 18'10" (2.32 x 5.74) UPVc double glazed french doors to the rear garden, with plantation style shutters, and a double glazed window in the kitchen side, also with plantation style shutters. There is a dining area to one side, and the kitchen is fitted with a range of floor and wall units, counters and sink, gas hob and an electric oven. There is a radiator, laminate flooring and recessed lighting.



### Additional Image



### Stairs to First Floor

Landing with storage cupboard and loft access, leading to...

### Master Bedroom

9'7" x 14'3" (2.92 x 4.35) UPVc double glazed french doors that lead out to an attractive balcony, radiator, fitted wardrobes to one wall and access to an en-suite shower room.



### En-suite Shower Room

6'10" x 4'4" (2.08 x 1.31) UPVc double glazed window, radiator, part tiled walls and fitted with a white suite including a larger sized shower cubicle.



### Bedroom 2

11'3" x 8'9" (3.43 x 2.66) UPVc double glazed window with plantation style shutters, and radiator.



**Bedroom 3**

7'10" x 9'10" (2.40 x 3.00) UPVc double glazed window with plantation style shutters, and radiator.



**Family Bathroom**

5'7" x 8'8" (1.69 x 2.65) UPVc double glazed window with plantation style shutters, and radiator. Part tiled walls and fitted with a white suite,



**Gardens**

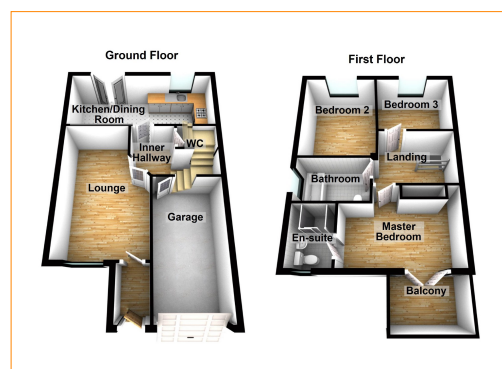
There are lawned gardens to the front and rear, both laid mainly to lawn.



**Garage & Drive**

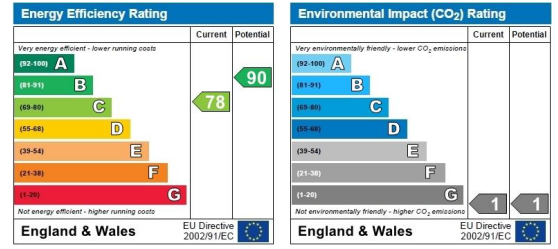
There is an integral Garage with driveway parking on its approach.

**FLOOR PLANS**



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;  
 Monday 9am - 6pm  
 Tuesday 9am - 6pm  
 Wednesday 9am - 6pm  
 Thursday 9am - 6pm  
 Friday 9am - 6pm  
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**

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