

# BRUNTON

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RESIDENTIAL



**BOWMAN DRIVE, WALLSEND, NE28**

Offers Over £335,000

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Beautifully Presented Detached Family Home, Boasting Close to 1300Sq ft, with Four Good Sized Bedrooms, Fantastic Re-Fitted Family Bathroom plus Re-Fitted En Suite Shower Room, Great 20ft Re-Fitted Open Plan Kitchen/Diner plus Two Further Reception Rooms, Utility & Ground Floor W.C., Landscaped Enclosed Rear Gardens, Off Street Parking & Garage!

This fantastic four bedroom detached home is ideally located on Bowman, which forms part of the prestigious East Benton Rise development. Bowman Drive, which is accessed from Station Road, is ideally positioned to provide access to Newcastle City Centre and further throughout the region, with links by road via the nearby Coast Road and by rail from Benton Metro Station.

This beautifully finished and move-in ready home offers versatile accommodation arranged over two floors, ideal for modern family living.

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The internal accommodation comprises: a welcoming entrance hall that provides access to all the main areas of the home. To the left is a front-aspect home office, which can also serve as a snug or children's playroom. Further along the hallway to the right is a spacious front-aspect lounge with bi-fold doors leading into a superb 20ft re-fitted open-plan kitchen-dining room. The kitchen is modern and well-equipped with integral appliances, complemented by ample sleek cabinetry offering excellent storage and work surfaces. French doors from the dining area open directly onto the fantastic landscaped rear garden. The kitchen leads into a useful utility room, which in turn provides access to a convenient ground-floor WC and the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, including a great master with a re-fitted en-suite shower room. A stylish and re-fitted family bathroom serves the remaining rooms, comprising a WC, washbasin set on a vanity, and a standalone bath. A handy storage cupboard is located just off the landing, while one of the bedrooms is currently arranged as a dressing room but can easily be converted back into a fourth bedroom.

Externally, the property is complemented by a gated front pathway leading to the entrance and a well-maintained landscaped rear garden with a central Astroturf area surrounded by a block-paved pathway, a raised block-paved seating area, and timber fencing.

The home is beautifully presented throughout, with cohesive décor and high-quality fixtures in the kitchen and bathrooms, offering a move-in-ready family home with excellent flow and uniform styling. With off street parking and garage, this immaculately presented family home simply demands early inspection!



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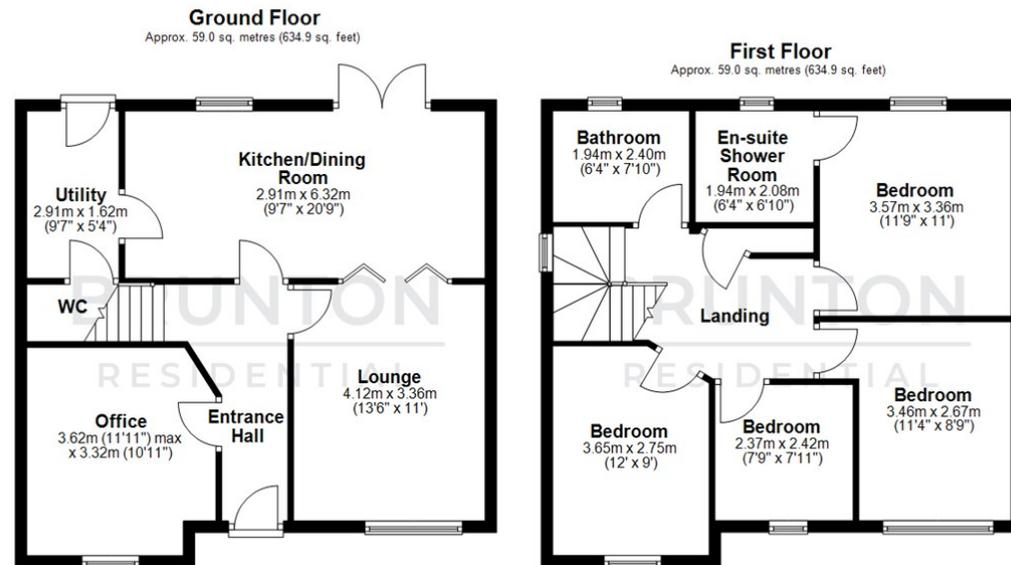
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : C

D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	