

## Offers Over £350,000

### Wells Close, Church Green, Little Benton, NE7



- Bellway detached house
- Spacious throughout
- Westerly rear garden
- Larger style build
- Good natural light
- Large dining kitchen
- Three good sized bedrooms
- Not directly overlooked front or rear
- Ensuite to main bedroom

An outstanding larger style three bedroomed detached house, built by Bellway in the 1980's. The house has been very well cared for by its current owner and offers spacious rooms throughout which are in good decorative order. The kitchen has been extended and now includes a dining area with patio doors leading into the westerly rear garden. There are three generously sized bedrooms, with a modern ensuite to the main bedroom and a beautifully re-fitted main bathroom. Other attractions include gas central heating with a combi boiler, driveway parking and a single integrated garage. A viewing will not fail to impress. Very long leasehold with

958 years and a fixed ground rent of £30 per year. No estate charges. Energy rating C. Council tax band E.

# Wells Close, Church Green, Little Benton, NE7

## Lobby

With ground floor w.c.

## Hallway

Radiator. Cupboard.

## Living room

With two radiators. Windows front and side. Fireplace with living flame gas fire.

## Breakfasting kitchen

With radiator. Fitted with an excellent range of units. Integrated fridge, separate freezer, gas hob, oven with grill, extractor hood and dishwasher. Opening into :

## Dining room

Radiator. Patio doors into garden.

## First floor landing

## Main bedroom (rear)

With radiator and fitted robes.

## En suite

With towel radiator, walk in shower, wash basin and w.c. Fitted mirror.

## Bedroom two (front)

With radiator and fitted robes.

## Bedroom three (front)

With radiator and fitted robes.

## Bathroom

With towel radiator. White suite with bath, wash basin and w.c.

## Outside


Lawned garden to front with block paved driveway and single garage. Enclosed westerly rear garden with conifer hedge giving a high degree of privacy.

## Utilities

Gas, water, electricity and mains drainage are all connected. The area is served by high speed broadband.

## Leashold

958 years remaining with a fixed ground rent of £30 per annum. Your solicitor must confirm this prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(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, Scotland & Wales	EU Directive 2002/91/EC	





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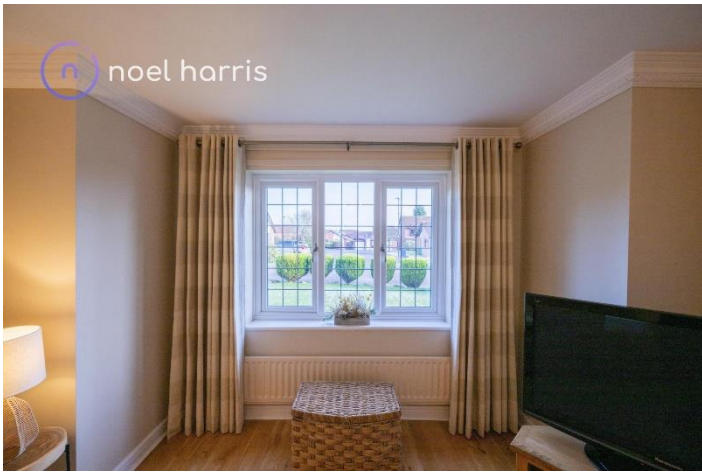
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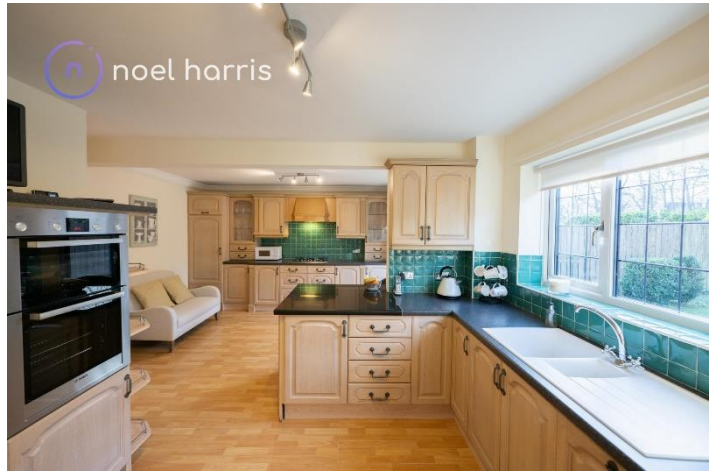
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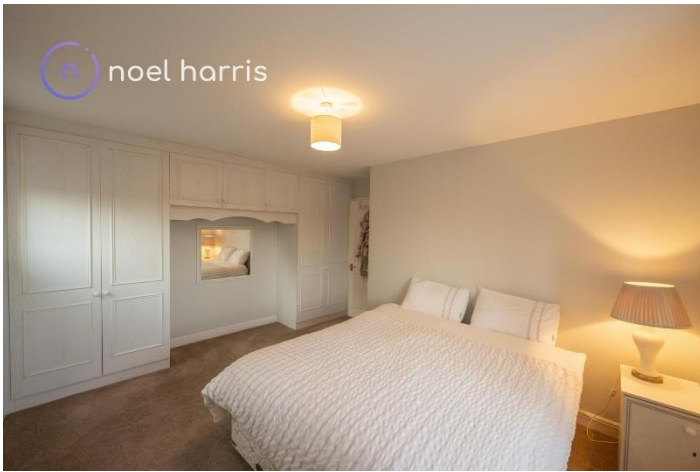
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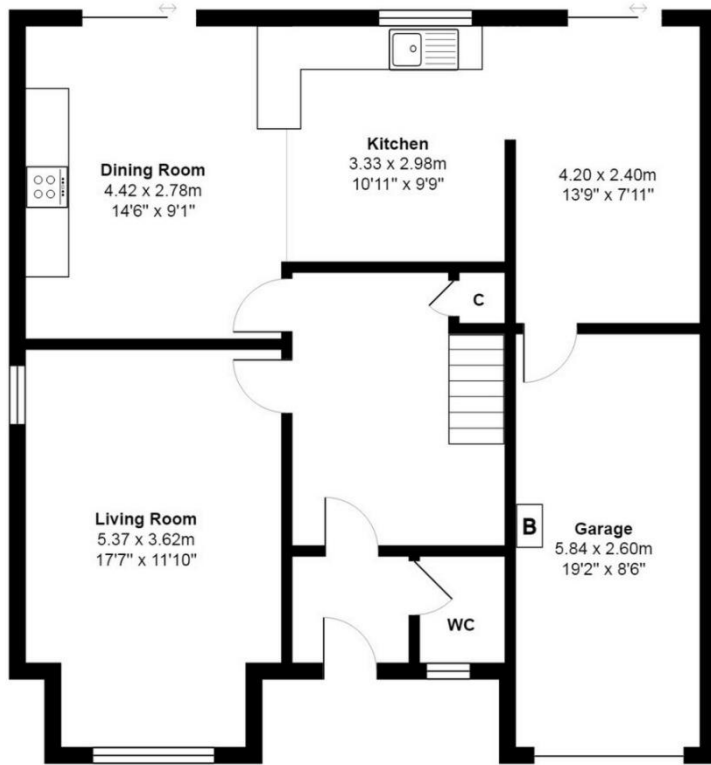
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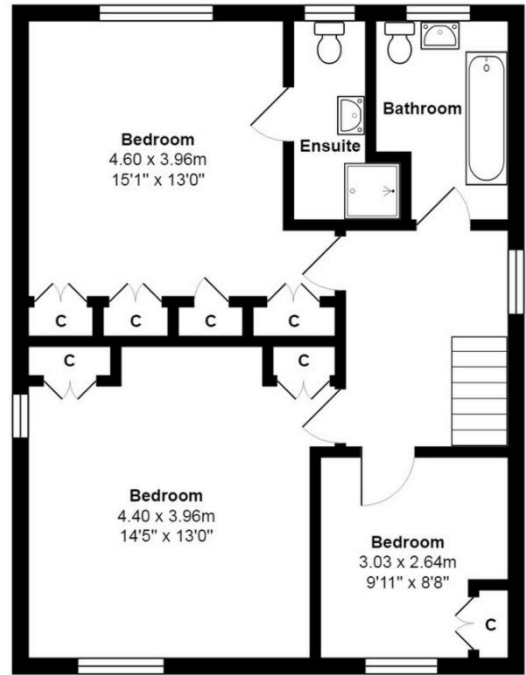




# Wells Close



Ground Floor



First Floor

Total Area: 153.2 m<sup>2</sup> ... 1649 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Directions

## Location

Little Benton is situated just off Coach Lane, with this house having a conifer hedge to the rear providing a very good degree of privacy to the westerly rear garden. The location offers easy access to local walks and bridleways which are enjoyed by dog walkers, strollers, cyclists and commuters to the Freeman Hospital and HMRC offices. The area is well served by a choice of schools, and is within easy reach of doctor's surgeries, dentists and other local amenities at Four Lane Ends which include the local Metro Station.



### 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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