

# BRUNTON

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## RESIDENTIAL



**QUEENS GARDENS, BENTON, NEWCASTLE UPON TYNE, NE12**

**Offers Over £450,000**

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Substantial Double-Fronted Mid Terrace Family Home Boasting Close to 2000Sq ft and Situated Within Benton Conservation Area. With Two 18ft Reception Rooms, Great 20ft Kitchen/Diner, Four Good Sized Bedrooms Including Two 16ft Doubles, Family Bathroom with Four-Piece Suite, Utility Room, Separate W.C., Beautifully Landscaped Front Garden & 17ft Garage!

This charming, double fronted mid terrace family home is ideally located on Queens Gardens, one of Benton's most popular residential streets. Nestled between The Oval and East Avenue, Queens Gardens is perfectly placed to provide access to nearby greenery, while benefitting from excellent road and rail links from the nearby Whitley Road and Benton Metro Station, providing direct connections to Newcastle City Centre, the RVI and Freeman Hospitals, both of the city's universities, and further throughout the region.

The property itself benefits from two generous reception rooms with walk-in bay windows, a well-appointed breakfasting kitchen with Velux skylight, and four well-proportioned bedrooms arranged across the first floor, served by a modern family bathroom. Additional features include a utility room, ground-floor WC and useful storage, creating a practical layout suited to family living. Externally, the property enjoys a beautifully landscaped front garden and a low-maintenance rear courtyard with access to a double garage.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming entrance hall, with stairs rising to the first-floor landing. To the front of the property are two generously proportioned reception rooms, both benefitting from attractive walk-in bay windows that provide a pleasant outlook over the beautifully landscaped front garden. One room is currently arranged as a comfortable lounge, featuring a striking fireplace as a focal point, while the other, again with an impressive fireplace, serves as a formal dining room, ideal for entertaining.

Further along the hallway, to the left, is a generous breakfasting kitchen fitted with a range of wall and base units, offering ample storage and workspace. The kitchen is equipped with integrated appliances including an oven, hob, dishwasher and extractor fan, and is enhanced by granite worktops and a Velux skylight allowing for excellent natural light. There is also a useful under-stairs storage cupboard and a door providing access to the rear courtyard. To the right-hand side of the hallway, there is a convenient cloakroom WC alongside a practical utility room.

To the first floor, two feature stained glass windows add character to the staircase, leading to the landing which provides access to four well-proportioned bedrooms. These are served by a well-appointed, fully tiled family bathroom comprising a WC, wash hand basin, bath, and separate walk-in shower. A welcoming addition to the property can be accessed via bedroom two, where a staircase leading to a substantial boarded loft storage space can be found.

Externally, the property enjoys a beautifully maintained landscaped garden to the front, creating an attractive approach to the home. To the rear, there is a well-kept paved courtyard along with access to a double garage, with a remote controlled insulated up and over electric door.

Fully double glazed, with gas 'combi' boiler, this fantastic double fronted Edwardian mid terrace home simply demands early inspection.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : D

