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MINISTRY CLOSE, BENTON, NEWCASTLE UPON TYNE, NE7

Guide Price £280,000


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Guide Price £280,000 - £300,000

Detached Family Home Offering Generous Accommodation with Beautiful Landscaped South Facing Rear Garden, Three Good Sized Bedrooms, Family Bathroom plus En-Suite, 17ft Dual Aspect Living Room plus Separate Dining Room, Fitted Kitchen to the Southerly Aspect, Utility, Ground Floor W.C., Off Street Park plus Garage & Offered with No Onward Chain!

This three bedroom detached family home is ideally positioned to the South backing side of of Ministry Close, Benton. Ministry Close, a quiet residential cul-de-sac which is tucked just off from Benton Park Road, is ideally situated to provide convenient access to Newcastle city centre. The area is particularly well suited to families, with a selection of schools nearby, including Benton Park Primary School, St Bartholomew's Church of England Primary School, Longbenton High School and Jesmond Park Academy.

The property is also positioned close to Four Lane Ends Interchange which provides Metro services into Newcastle city centre and onwards towards the coast, together with a wide selection of local bus routes. Road connections are equally accessible, with convenient links to the Coast Road, A1 and A19. Newcastle city centre, the Freeman Hospital, Northumbria University's Coach Lane Campus, Quorum Business Park and Cobalt Business Park are all readily accessible, adding to the area's appeal for families and professionals alike

Ministry Close is also ideally placed to provide easy access into South Gosforth, with its shops and amenities, including Sainsbury's Local, as well as providing access to the open spaces of Paddy Freeman's Park, Jesmond Dene and the Rising

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The internal accommodation comprises: an entrance hall with wood-effect flooring and stairs leading up to the first floor, with access to the living room, dining room, kitchen, and a convenient WC. The living room is generously proportioned and benefits from windows to the front and rear, creating a good sense of space and natural light, with French doors opening directly onto the landscaped rear garden. The dining room sits to the opposite side of the hall and leads through to the kitchen.

The kitchen is well-appointed with a range of white wall and base units, contrasting grey work surfaces, a stainless steel sink and drainer, an integrated oven and hob, and a stainless steel extractor hood. Mosaic-style tiled surrounds and large-format tiled flooring provide a smart finish, while a window overlooks the rear garden. A doorway leads into the separate utility room, which has matching fitted units, tiled flooring, plumbing for a washing machine and access to the garden.

The first floor provides three bedrooms and the family bathroom. The main bedroom is well proportioned, with fitted wardrobes and access to a private en-suite shower room. The second bedroom has a wood-effect floor, while the third bedroom is carpeted and features a front-facing window. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC and wash basin, with tiled surrounds and a frosted window.

Externally, the property enjoys a landscaped south-facing rear garden, thoughtfully arranged with a generous lawn, established borders, mature shrubs, gravelled areas and stepping stones, with steps rising through the garden and side access. To the front, neatly maintained hedging and a paved pathway lead to the entrance, while off-street parking provides access to the detached garage.





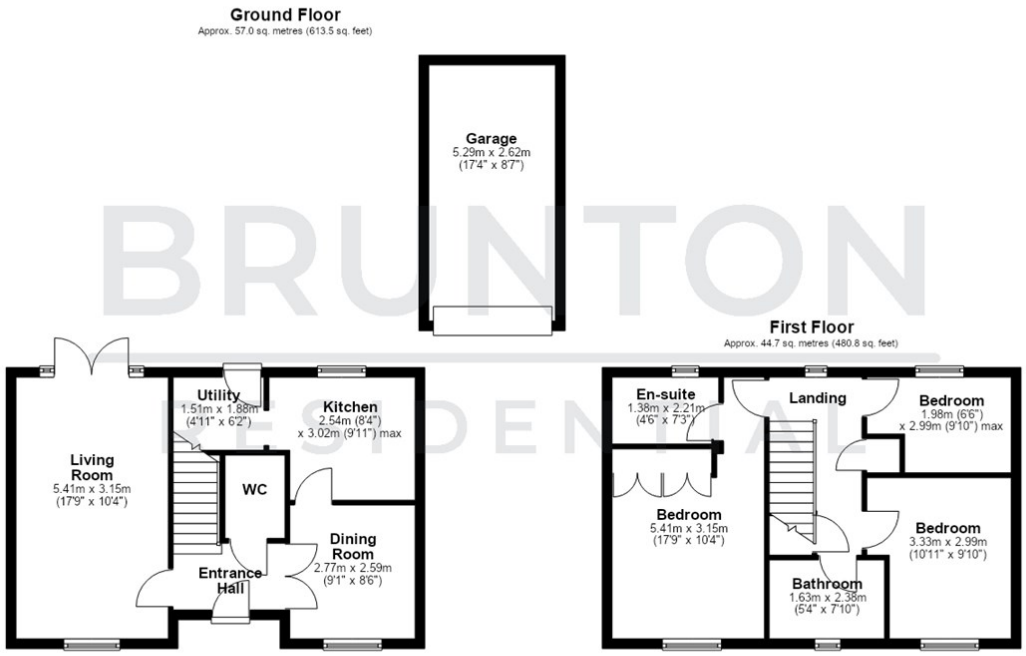
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

