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MANORFIELDS, BENTON, NEWCASTLE UPON TYNE, NE12

Offers Over £300,000


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Situated within a desirable residential setting in Newcastle, this attractive family home offers well-balanced accommodation, generous living spaces and a thoughtfully designed layout ideal for modern family life. Beautifully maintained throughout, the property combines practical features with welcoming interiors and excellent outdoor space.

The ground floor centres around a spacious living room with a feature gas fire, complemented by a formal dining room and a bright conservatory that enhances the connection to the rear garden. Three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, provide comfortable accommodation to the first floor, while ample storage throughout adds further practicality.

Externally, the property benefits from a driveway, garage and a well-maintained south facing rear garden with lawned and patio areas, creating an excellent setting for both everyday living and entertaining.

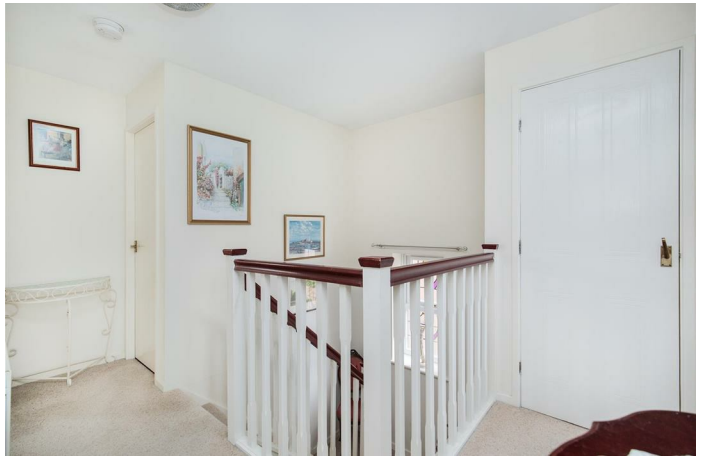
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The internal accommodation comprises: an entrance vestibule that gives direct access to a convenient downstairs WC. A further door leads to a good-sized living room that has a gas fire and a large window allowing in plenty of natural light. There are stairs to the first floor as well as useful under-stair storage cupboard. Off the living room is a well-equipped kitchen that has a range of fitted wall and base units and integrated appliances. A window overlooks the rear garden and a door leads out to the side of the property. Adjacent to the kitchen is the formal dining room that has direct access to the conservatory, a bright and welcoming space that enjoys plenty of sunlight and gives access to the garden.

The first-floor landing provides access to two useful storage cupboards and three well-proportioned bedrooms. All three bedrooms benefit from built-in storage, and the master bedroom to the rear enjoys an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom that also has a heated towel rail.

Externally, the property benefits from a driveway to the front leading to the garage, offering off-street parking, alongside a well-maintained front lawn. To the rear, a wonderful south facing garden is laid mainly to lawn with paved patio seating areas and is enclosed with timber fencing with mature shrubbery, creating the ideal space for everyday family life and entertainment.





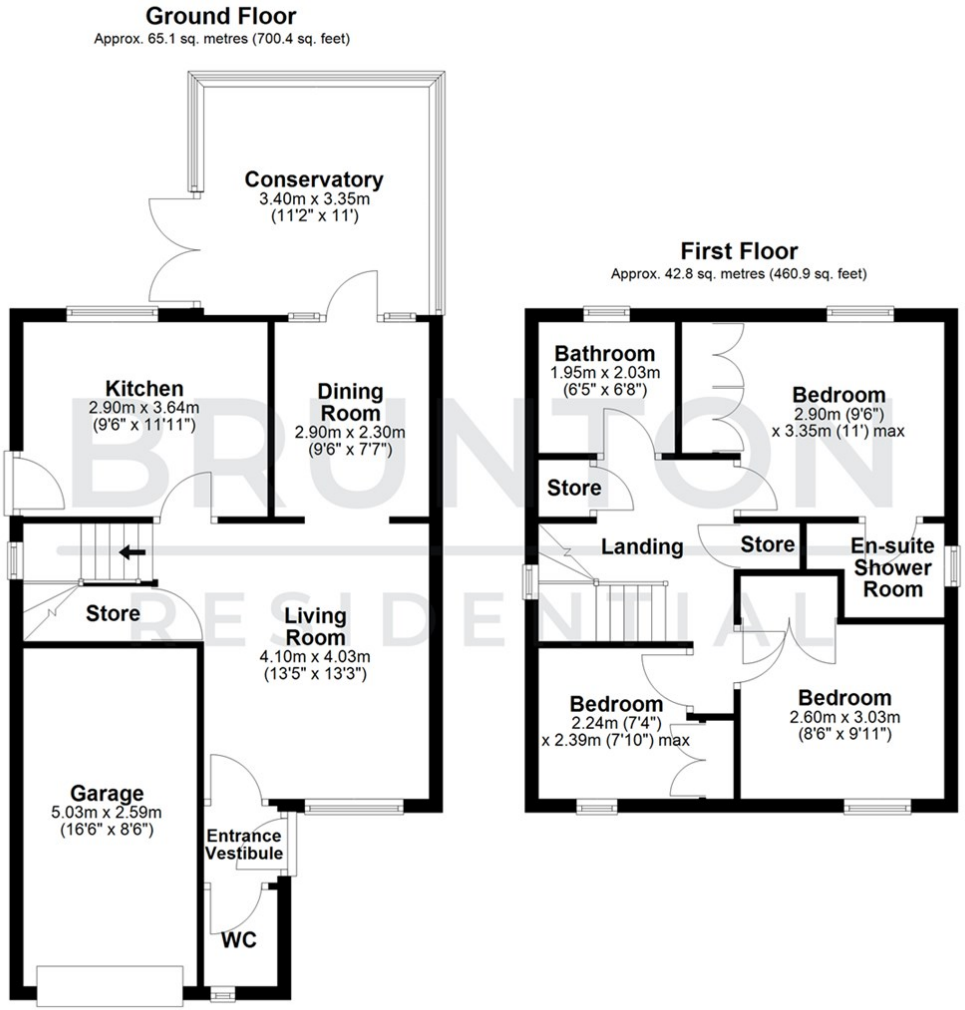
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 107.9 sq. metres (1161.3 sq. feet)

