



To buy

## 2 bed detached bungalow to buy in NE12

College Lane, Benton, Newcastle upon  
Tyne, Tyne and Wear, NE12 8AB

# £340,000

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Detached Bungalow
- ✓ Substantial Land
- ✓ Front Garden
- ✓ Double Garage & Driveway
- ✓ EPC Rating D

Double Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A well-presented two-bedroom detached bungalow in the popular Benton area of Newcastle upon Tyne. Offering generous living space, attractive gardens, and a double garage, this property is ideal for those seeking comfortable single-level living in a convenient location.

The accommodation comprises a bright and spacious living room, a well-proportioned kitchen, two good-sized bedrooms, and a modern bathroom.

Outside, the property benefits from a well-maintained front garden and an enclosed rear garden, providing plenty of space for relaxing, gardening, or entertaining. A substantial double garage offers excellent storage, workshop potential, or secure parking.

Situated in a sought-after residential area, the property is well placed for local amenities, transport links, and nearby green spaces.

Early viewing is recommended to appreciate the space and potential this detached bungalow has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £340,000

Property Type: Detached Bungalow

Parking: Double Garage, Driveway

Heating: Gas

## Front Exterior

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### Entrance Hall Way



### Living Room/Dining Room

7.00m x 3.80m (22'11" x 12'5")

Open plan living / dining room, large space with great natural lighting.

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### Kitchen

3.80m x 2.80m (12'5" x 9'2")

Well equipped, spacious kitchen with great natural light and access to the rear garden.

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### Bathroom

1.82m x 3.26m (5'11" x 10'8")

Nicely sized 4 piece family bathroom, with separate bath and walk in shower.

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### Bedroom 1

3.80m x 2.80m (12'5" x 9'2")

Spacious front bedroom, well lit with large front window.



### Bedroom 2

3.90m x 3.00m (12'9" x 9'10")

Rear double bedroom, well lit with large window looking into rear garden.

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### Double Garage

5.00m x 4.90m (16'4" x 16'0")

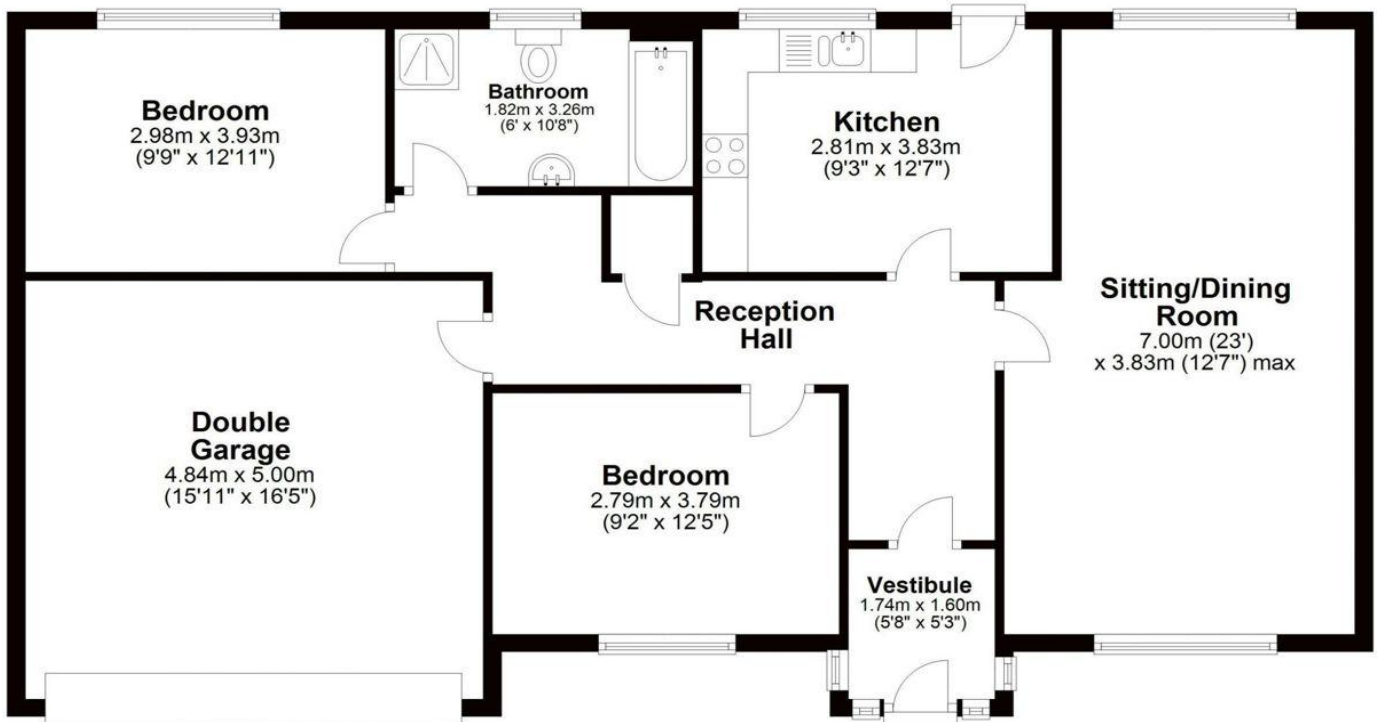
Large double garage with rolling shutter.

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### Rear Garden

## Ground Floor

Approx. 107.3 sq. metres (1154.4 sq. feet)



Total area: approx. 107.3 sq. metres (1154.4 sq. feet)

**Belle Varde, College Lane, Benton, -**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

College Lane, Benton, Newcastle upon Tyne, Tyne and Wear, NE12 8AB

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