

# 6 St. Bartholomew's Court

Benton

  
SANDERSON  
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## 6 St. Bartholomews Court Benton

Stylish Modern Townhouse Offering Stunning Open Aspect Views with Lounge, Contemporary Open Plan Kitchen/Diner, Four Bedrooms plus Study, Family Bathroom & En-Suite, Private South Facing Sun Terrace, Front & Rear Gardens, Detached Double Garage/Gymnasium & No Onward Chain!

This excellent modern townhouse is ideally located to the southern side of the desirable St Bartholomew's Court, Benton. St. Bartholomew's Court, which is an exclusive development of 14 three storey townhouses, was originally constructed by Gentoo homes back in 2017, and is ideally situated within the popular area of Benton.

The property is perfectly placed close to nearby shops and amenities and is also positioned to provide easy access to Four Lane Ends Metro Station providing outstanding transport links throughout the region.

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### Price Guide:

Offers Over £475,000





Located just four miles from Newcastle City Centre, St. Bartholomew's Court is ideally positioned on the edge of Longbenton Sports Ground and is accessed directly from Coach Lane that leads to the development.

The internal accommodation comprises: Entrance hall with ground floor guest WC and staircase leading to both the first and second floors | Lounge with south facing walk-in bay window and open aspect views | Open plan kitchen/diner with integrated appliances and central island with breakfast bar and doors leading to the rear gardens. The stairs then lead up to the first floor landing and give access to two double bedrooms and a study/nursery | Bedroom one offers a ensuite shower room and south facing window with open aspect views | Bedroom two is a comfortable double | Bedroom three is a smaller study/nursery room | Refitted family bathroom.

The stairs then continue up to the purpose built second floor and lead to two further double bedrooms | Bedroom four is currently laid out as a dressing room with fitted wardrobes | Bedroom five is a beautiful principal suite with ensuite shower room and offers access to the private south facing sun terrace/balcony, again with stunning open aspect views to the south.



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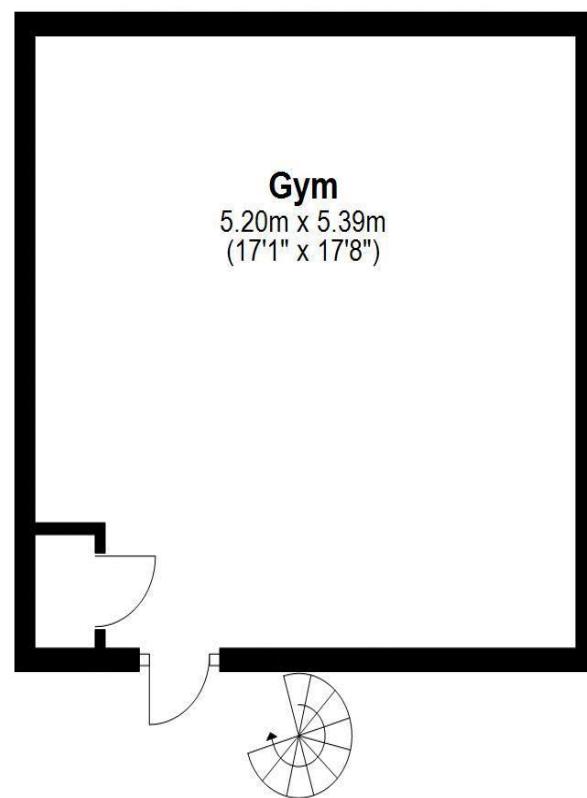
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### Ground Floor

Approx. 80.3 sq. metres (864.8 sq. feet)



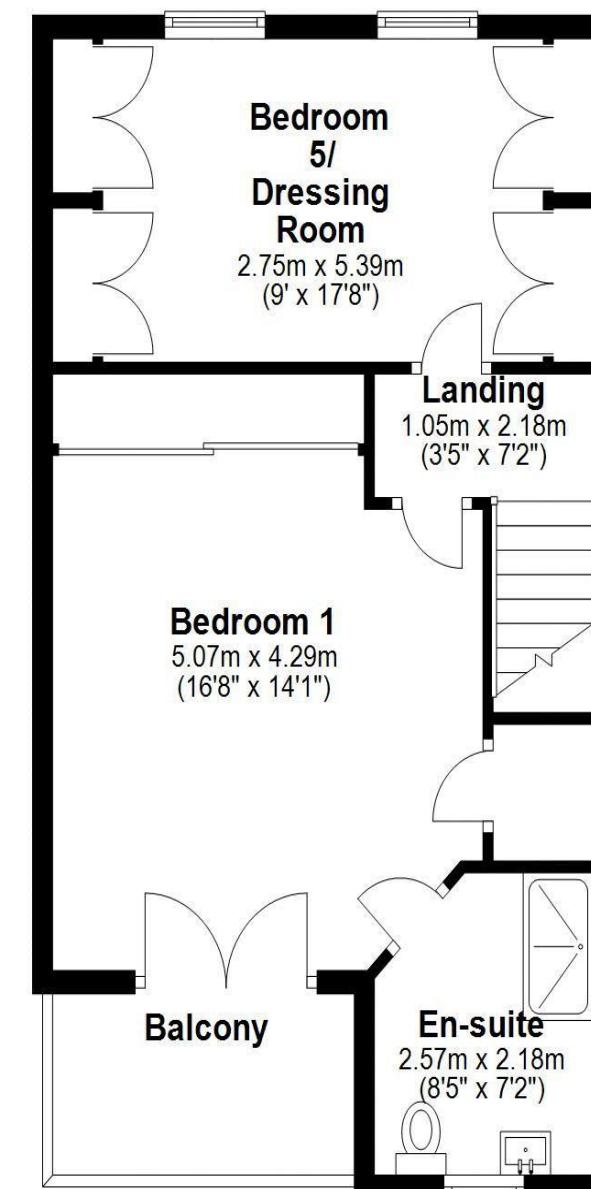
### First Floor

Approx. 52.1 sq. metres (560.3 sq. feet)



### Second Floor

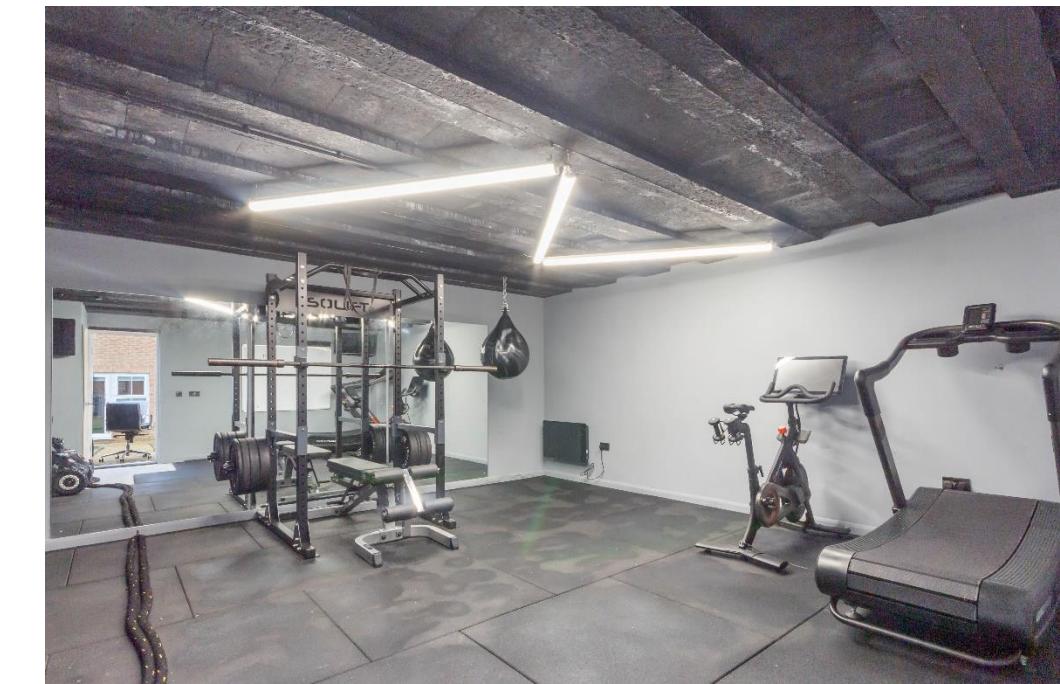
Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 178.9 sq. metres (1925.4 sq. feet)

Floor Area includes the Detached Gym  
Plan produced using PlanUp.

6 St Bartholomews Court, Benton, Newcastle Upon Tyne



Externally, the property enjoys a small south facing front garden with views over Longbenton Sports Ground. To the rear is a lovely and enclosed, private family garden, which leads to the detached double garage which has been converted into a home gymnasium and could easily be converted back should secure parking be required.

Well-presented throughout, this excellent, modern, family home offers double glazed windows, gas 'Combi' central heating and is offered to the market with no onward chain. Early viewings are deemed essential to avoid disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating B