



## Darsley Gardens Benton

- Detached Family Home
- Four Bedrooms
- Spacious Open Plan Living
- Large West Facing Garden
- FREEHOLD

**£ 390,000 offers over**



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# Darsley Gardens

Benton

## HEADER

Rook Matthews Sayer are proud to welcome this stunningly presented four bedroom home to the sales market. This detached property boasts spacious open plan living, four double bedroom, two of which have en-suites, and a West facing private garden to the rear complete with mature planting and patio.

Briefly comprising of entrance hallway with stairs leading to the first floor, W.C and access to the principle rooms on the ground floor. The living room is flooded with natural daylight with a large bay window with added fitted shutters for privacy. There is also modern decor and ample space for furnishings. The kitchen, to the rear, has a full range of fitted wall and base units in a classic shaker style with a variety of integrated appliances and a great amount of counter top. There is a large space for dining in front of the french doors. Beyond the kitchen is an essential utility room with plumbing for washing machine, and further access into the garden.

The first floor finds the generous main bedroom to the front which boasts two windows and en-suite shower room. There is a further guest room with en-suite and two additional double bedrooms to the rear, with the family bathroom completing this great home.

Externally this property offers a double driveway to the front with integral garage for additional parking or storage. The West facing garden, to the rear, has a large lawn area, patio and mature planting.

Living Room: 19'10" (into bay) x 11'03" - 6.05m (into bay) x 3.43m

Dining Kitchen: 15'01" x 20'10" - 4.59m x 6.35m

Utility Room: 15'01" x 10'10" - 4.59m x 3.30m

Bedroom One: 15'09" x 13'03" - 4.80m x 4.04m

En-suite: 6'07" x 5'09" - 2.00m x 1.75m

Bedroom Two: 12'07" x 13'03" - 3.84m x 4.04m

En-suite: 4'06" x 8'03" - 1.53m x 2.52m

Bedroom Three: 10'08" x 10'08" - 3.25m x 3.25m

Bedroom Four: 10'08" x 9'02" - 3.25m x 2.79m

Bathroom: 10'08" x 6'03" - 3.25m x 1.91m

**Council Tax Band: E**

**EPC Rating: B**

FH00008518/SD/SD/07/11/23/V.1



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