



## Darsley Gardens Benton

Presenting this immaculate, detached house for sale, situated in a quiet cu-de-sac location which is ideally suited for families. The property boasts a sought-after location with excellent public transport links and nearby schools, making it an exceptional choice for family living. This stunning house showcases a modern open-plan design kitchen/dining/family room with newly fitted media wall and bi-fold doors leading out to the southerly aspect rear garden, and is complete with a cosy lounge with newly fitted media wall. The property has perfect space for family gatherings and entertaining guests. The house comprises four well-proportioned bedrooms, offering ample living space and comfort. With the main bedroom having an en-suite, family bathroom and downstairs W.C., the accommodation caters to the needs of a growing family or for those who frequently host guests overnight. One of the unique features of this property is its lush garden, providing an excellent outdoor space for children to play or for enjoying lovely summer afternoons. Parking is also not an issue, as the property includes a single garage with an EV charging point, a rare commodity that will be particularly appealing to electric vehicle owners. The house has been awarded an EPC rating of B, indicating its high energy efficiency, which is beneficial for reducing energy costs. In conclusion, this property is a standout choice for families, offering a combination of comfort, convenience, and modern amenities. The immaculate condition means you can move in with little to no additional work required. This is a perfect opportunity to secure a property in a sought-after location.

### Asking Price

**£445,000**

**ROOK  
MATTHEWS  
SAYER**

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# Darsley Gardens Benton

**ENTRANCE DOOR to**

**HALLWAY staircase to first floor**

**DOWNSTAIRS W.C.**

**LOUNGE: 17'8 into bay x 9'3 max (5.38m x 2.82m)**

**OPEN PLAN KITCHEN/DINING: 25'9 x 9'7 (7.85m x 2.92m)**

**FAMILY ROOM: 13'6 x 11'10 (4.12m x 3.61m)**

**FIRST FLOOR LANDING**

**BEDROOM FOUR: 8'7 x 8'3 (2.62m x 2.52m)**

**BEDROOM TWO: 10'7 max x 11'6 at max point (3.22m x 3.51m)**

**BEDROOM ONE: 14'0 max x 9'9 max (4.27m x 2.97m)**

**ENSUITE**

**BEDROOM THREE: 11'6 X 9'9 (3.51m x 2.97m)**

**FAMILY BATHROOM: 8'3 x 6'8 (2.52m x 2.03m)**

**GARAGE with EV charging point: 16'8 x 8'0 (5.08m x 2.44m)**

## **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

## **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.



## RESTRICTIONS AND RIGHTS

Listed? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Outstanding building works at the property: NO

## ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

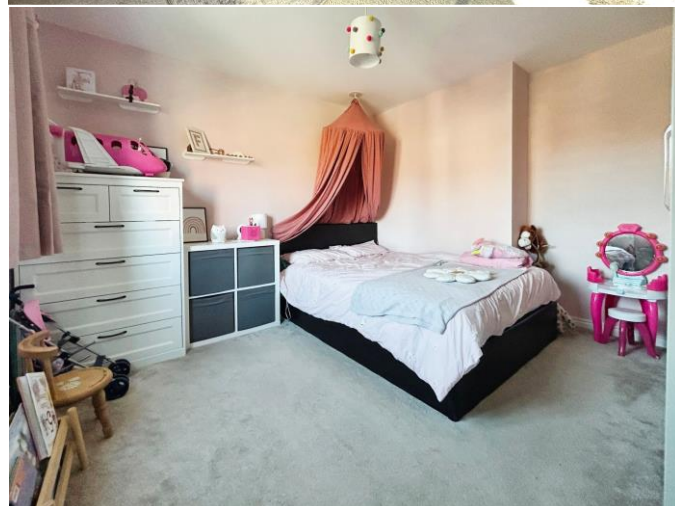
## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: B**

FH00009001 .NF.NF.20/03/2025.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

