



Darsley Gardens | Benton | NE12 9RG

Asking Price: £445,000

Presenting an immaculate detached house for sale in a highly sought after location, this exceptional property offers spacious and contemporary living perfectly suited to families.

The residence boasts four well-proportioned bedrooms. The impressive principal and second bedrooms are both generous doubles, enhanced by en-suite facilities and stylish built-in wardrobes, ensuring comfort as well as ample storage. The third bedroom is also a double, complete with integrated wardrobes for added convenience. A fourth single bedroom provides flexibility for use as a child's room, guest space, or a study.

There are two expansive reception rooms, allowing for versatile family living and entertaining. One of these reception rooms benefits from direct access to the beautiful south facing garden, seamlessly blending indoor comfort with outdoor enjoyment—ideal for relaxing or alfresco dining.

The tastefully appointed kitchen featuring elegant marble countertops, presented in pristine condition and well-equipped for both everyday family life and entertaining.

Energy efficiency is reflected by an impressive EPC rating of B.

This remarkable home's combination of size, style and location—enhanced by a sunlit south facing garden—makes it a rare and enviable opportunity for discerning families seeking refined living in one of the area's most desirable neighbourhoods. Early viewing is highly recommended.

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4



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Detached house

South facing garden

Four bedrooms

EPC: B

Two ensembles

Council tax band: E

Driveway & Garage

Tenure: Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY: staircase to the first floor, radiator.

DOWNSTAIRS W.C.: Low level W.C., pedestal wash hand basin, radiator, part tiled walls.

LOUNGE: (front): 18'1 x 10'8 (5.51m x 3.25m)

Feature electric fire with surround, radiator, UPVC double glazed window to front, double doors with glazing leading to

DINING ROOM: (rear): 9'7 x 9'6 (2.92m x 2.90m)

Radiator, UPVC double glazed French doors to rear garden with side windows, door to

KITCHEN: (rear): 16'6 x 9'7 (5.03m x 2.92m)

Fitted wall and base units with beautiful marble worksurfaces incorporating a one and a half bowl sink unit with spray mixer tap, gas hob, extractor hood, double electric oven, integrated dishwasher, integrated fridge/freezer, space for washing machine, radiator, UPVC double glazed window to rear, UPVC double glazed French doors to rear garden.

GARAGE: 15'6 x 8'2 (4.72m x 2.48m)

Hive controlled combination boiler.

FIRST FLOOR LANDING AREA: loft access, two storage cupboards.

BEDROOM ONE: (front): 11'10 plus into robes x 15'11 into recess (3.61m x 4.85m)

Two built in wardrobes, UPVC double glazed window to front, radiator, door to

EN-SUITE SHOWER ROOM: low level W.C., pedestal wash hand basin, step in shower cubicle with overhead shower, extractor fan, heated towel rail.

BEDROOM FOUR: (rear): 8'9 x 8'9 plus into robes (2.67m x 2.67m)
UPVC double glazed window to rear, built in wardrobes, radiator.

FAMILY BATHROOM: (rear): 6'1 max x 7'3 max (1.85m x 2.21m)

Briefly comprising low level W.C., pedestal wash hand basin, panelled bath with overhead shower unit and shower screen, tiled walls, tiled floor, heated towel rail, UPVC double glazed frosted window to rear.

BEDROOM THREE: (rear): 8'4 max x 10'2 into robes (2.54m x 3.10m)
Fitted wardrobe, radiator, UPVC double glazed window to rear.

BEDROOM TWO: (front): 12'6 into recess x 12'0 max (3.81m x 3.66m)

Fitted wardrobe, storage cupboard, radiator, UPVC double glazed window to front, door to

EN-SUITE SHOWER ROOM: Low level W.C., pedestal wash hand basin, step in shower cubicle, extractor fan, heated towel rail, tiled walls, tiled floor, UPVC double glazed frosted window to side.

EXTERNALLY:

Beautifully maintained gardens.

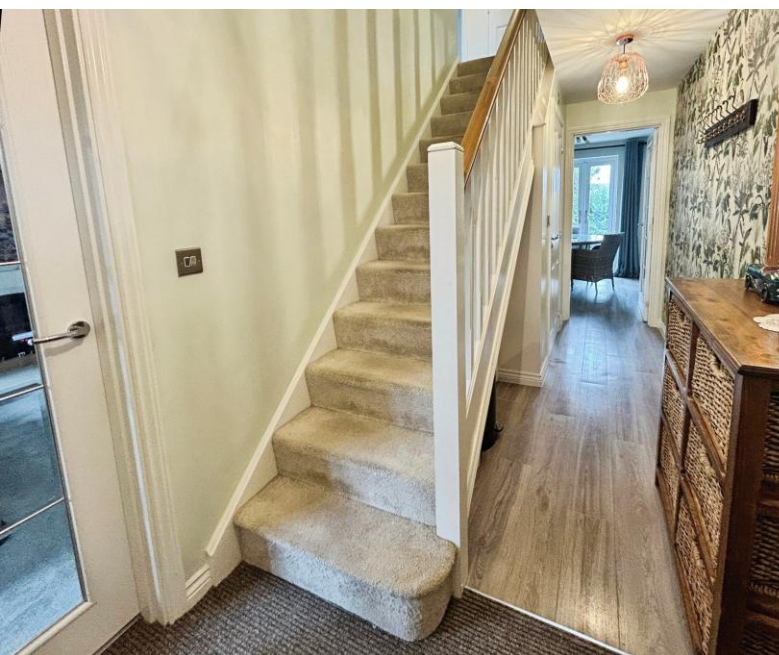
Front-lawned area, driveway, side access to rear garden.

Rear- South facing, mainly laid to lawn, patio areas, large storage shed and potting shed.

T: 0191 2667788

foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: Garage & Driveway

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

Conservation Area? 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

Any flood defences at the property: NO

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

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

Any Other Charges/Obligations: £150.00 per year for garden maintenance.

COUNCIL TAX BAND: E

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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