



Monarch Grove Ryton

Presented to the market is this immaculate detached house, now available for sale within a sought after location on the popular New Ashberry Development. This modern family home offers a comfortable and well-designed layout, making it ideal for families seeking spacious accommodation with quality finishes throughout.

There is no onward chain, allowing for a smooth transition for the next owner.

The property comprises a generous living reception room, benefitting from large windows that provide plenty of natural light, creating a bright and welcoming atmosphere. The well-appointed kitchen features integrated appliances, a dining space, and a breakfast area, with direct access to the enclosed rear garden—perfect for hosting or alfresco dining.

Upstairs, four bedrooms are arranged to suit a variety of needs. The principal bedroom is a double with its own en-suite, while two further double bedrooms and a smaller double room provide ample space for family members or guests. The main bathroom is fitted with a heated towel rail for added comfort.

Further highlights include a detached garage and a driveway, offering secure parking and extra storage options. The enclosed rear garden offers privacy and a safe play area for children. This property has been finished to an immaculate standard throughout, offering a move-in ready opportunity.

Situated in a desirable community with easy access to local amenities, schools, and transport links, this detached house is a superb choice for families. Early viewing is highly recommended to fully appreciate all this home has to offer.

£325,000

ROOK
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40 Monarch Grove

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PRESENTED TO THE MARKET IS THIS IMMACULATE DETACHED HOUSE, NOW AVAILABLE FOR SALE WITHIN A SOUGHT AFTER LOCATION ON THE POPULAR NEW ASHBERRY DEVELOPMENT. THIS MODERN FAMILY HOME OFFERS A COMFORTABLE AND WELL-DESIGNED LAYOUT, MAKING IT IDEAL FOR FAMILIES SEEKING SPACIOUS ACCOMMODATION WITH QUALITY FINISHES THROUGHOUT. THERE IS NO ONWARD CHAIN, ALLOWING FOR A SMOOTH TRANSITION FOR THE NEXT OWNER.

THE PROPERTY COMPRISES A GENEROUS LIVING RECEPTION ROOM, BENEFITTING FROM LARGE WINDOWS THAT PROVIDE PLENTY OF NATURAL LIGHT, CREATING A BRIGHT AND WELCOMING ATMOSPHERE. THE WELL-APPOINTED KITCHEN FEATURES INTEGRATED APPLIANCES, A DINING SPACE, AND A BREAKFAST AREA, WITH DIRECT ACCESS TO THE ENCLOSED REAR GARDEN—PERFECT FOR HOSTING OR ALFRESCO DINING.

UPSTAIRS, FOUR BEDROOMS ARE ARRANGED TO SUIT A VARIETY OF NEEDS. THE PRINCIPAL BEDROOM IS A DOUBLE WITH ITS OWN EN-SUITE, WHILE TWO FURTHER DOUBLE BEDROOMS AND A SMALLER DOUBLE ROOM PROVIDE AMPLE SPACE FOR FAMILY MEMBERS OR GUESTS. THE MAIN BATHROOM IS FITTED WITH A HEATED TOWEL RAIL FOR ADDED COMFORT.

FURTHER HIGHLIGHTS INCLUDE A DETACHED GARAGE AND A DRIVEWAY, OFFERING SECURE PARKING AND EXTRA STORAGE OPTIONS. THE ENCLOSED REAR GARDEN OFFERS PRIVACY AND A SAFE PLAY AREA FOR CHILDREN. THIS PROPERTY HAS BEEN FINISHED TO AN IMMACULATE STANDARD THROUGHOUT, OFFERING A MOVE-IN READY OPPORTUNITY.

SITUATED IN A DESIRABLE COMMUNITY WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, THIS DETACHED HOUSE IS A SUPERB CHOICE FOR FAMILIES. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS HOME HAS TO OFFER.

The accommodation:

Entrance:

Composite door to the front, under stairs storage and radiator.

WC:

UPVC window, low level wc, pedestal was hand basin, part tiled and radiator.

Lounge: 16'1" 4.90m into bay x 11'5" 3.48m
UPVC bay window to the front and radiator.

Kitchen Diner: 19'9" 6.02m max x 14'6" 4.42m max L Shaped
UPVC window, UPVC French doors to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sui unit with drainer, integrated oven, and grill, gas hob, integrated dishwasher and fridge freezer, Breakfast bar, storage cupboard and radiator.

Utility Room:

Composite door to the driveway, fitted with base units incorporating stainless stell sink unit with drainer and plumbed for washing machine.

First Floor Landing:

Storage.

Bedroom One: 14'11" 4.55m into bay x 9'8" 2.95m
UPVC window and radiator.



En Suite:

UPVC window, large shower cubicle, low level wc, wash hands basin, part tiled and radiator.

Bedroom Two: 11'4" 3.45m x 9'3" 2.82m
UPVC window and radiator.

Bedroom Three: 9'10" 2.99m x 9'4" 2.84m
UPVC window and radiator.

Bedroom Four: 10'3" 3.12m x 7'8" 2.33m
UPVC window and radiator.

Bathroom:

UPVC window, bath, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

To the front of the property there is a garden with a double driveway providing off street parking and a detached garage. To the rear there is an enclosed lawned garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

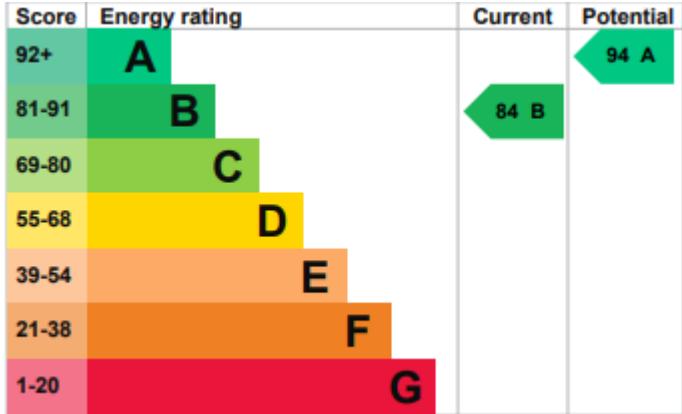
COUNCIL TAX BAND: D

EPC RATING: B

RY00007243.VS.EW.03.09.2025.V.1.

Agents Note:

Currently, the Vendors details do not match the Registered Title at Land Registry. Please ask the branch for more details.





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 interest 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

