

Offers Over £415,000

Darsley Gardens, Benton, NE12



- Corner site
- Four bedrooms
- Double garage
- Four car driveway
- Electric car charging
- Gas central heating
- Double glazing
- Energy rating B
- Gardens front and rear

*** Video fly over ***

Noel Harris Home Sales are pleased to introduce this impressive four bedroomed detached house which was built by Taylor Wimpey in 2018. The property features good sized gardens to the front and rear (southerly to rear) as well as a double garage, and a four car drive with electric car charging. With gas central heating, double glazing and a good level of insulation throughout, the house reaches a very respectable B rating for energy efficiency. Other attractions include a ground floor

w.c., good sized dining kitchen, study/playroom, and four first floor bedrooms, with the main bedroom enjoying en-suite facilities. Council tax band E. Freehold. Energy rating B.

Darsley Gardens, Benton, NE12

Hallway

With radiator. Laminated flooring.

Ground floor w.c.

Living room (front)

With radiator. Laminated flooring

Kitchen with generous dining area

With two radiators. Patio doors opening into southerly rear garden. Fitted kitchen to include dishwasher, gas hob and electric oven with grill and extractor hood. Laminated flooring. Gas boiler.

First floor landing

With cupboard housing hot water tank.

Main bedroom

With radiator and ensuite shower room with w.c.

Bedroom two

With radiator.

Bedroom three

With radiator.

Bedroom four

With radiator and cupboard. Currently used as a home study/office.

Bathroom

With radiator, white suite with bath, wash basin and w.c.

Externally

Four car driveway to front with electric car charging. Lawned front garden which extends to the side of the house with hedging. Double garage with twin doors. Lighting and power. Good sized rear garden with decking patio, lawn and southerly aspect creating a real sun trap.

Utilities

Connected utilities include gas, water, electricity and broadband. The area is not known to be a mobile phone drop out zone but you must check this with your provider or on a visit to the area.

Mining

This property is not known to be affected by mining, but considering Newcastle was a mining area, your conveyancer must carry out a mining search prior to exchange of contracts.


Floor plan and measurements.

These are provided for guidance only and must not be used for any other purpose. The measurements and scale may vary.

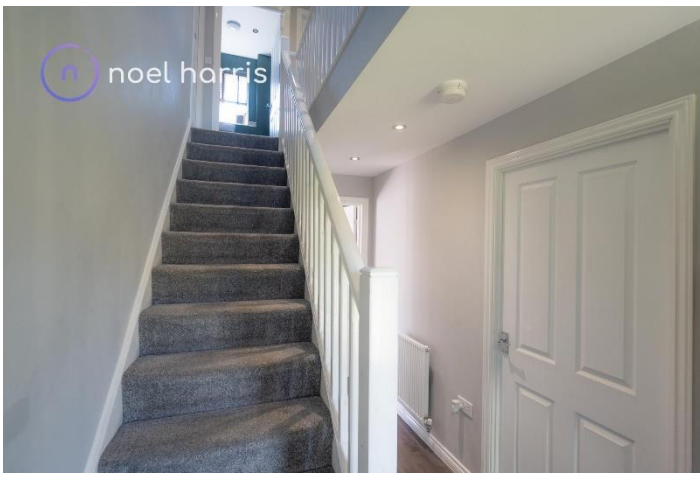
Estate maintenance charge

The seller has advised that the current estate maintenance charge is £170 per year. This may vary and will need to be confirmed by your solicitor prior to exchange of contracts.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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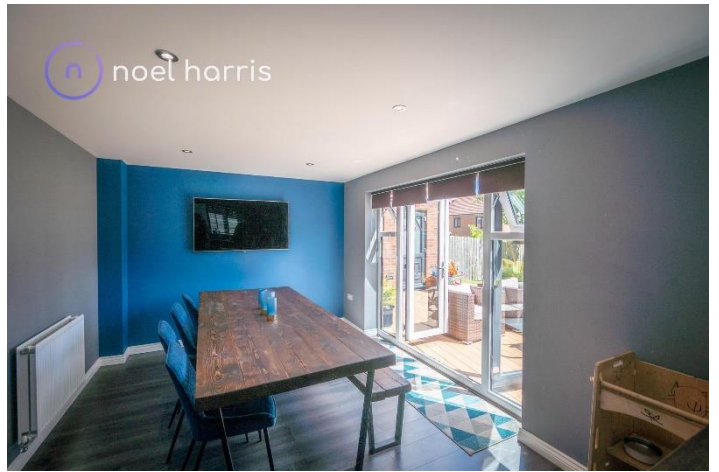
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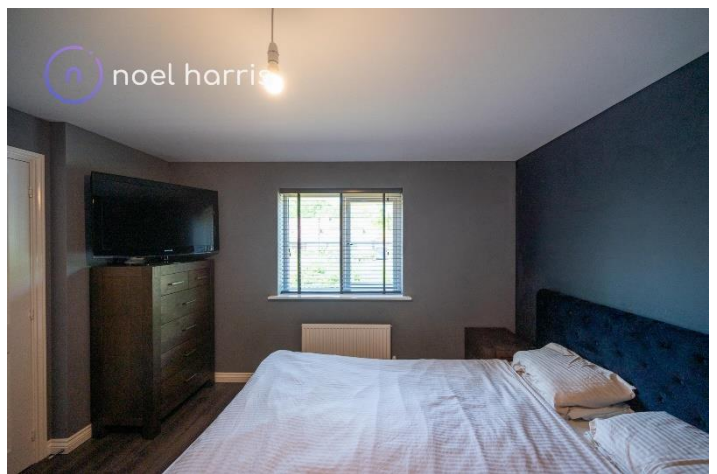
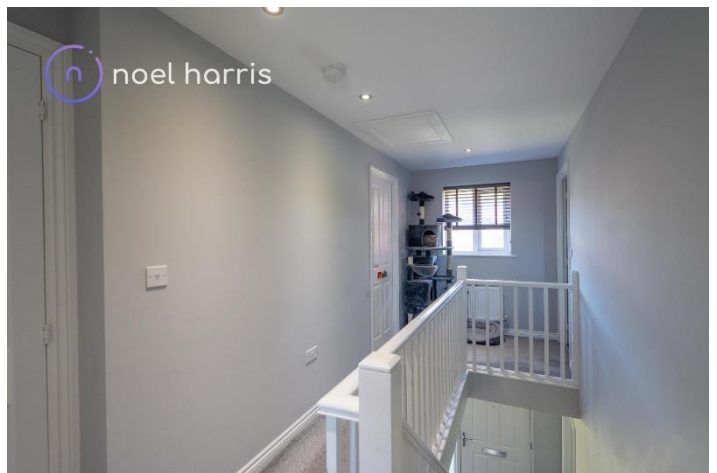
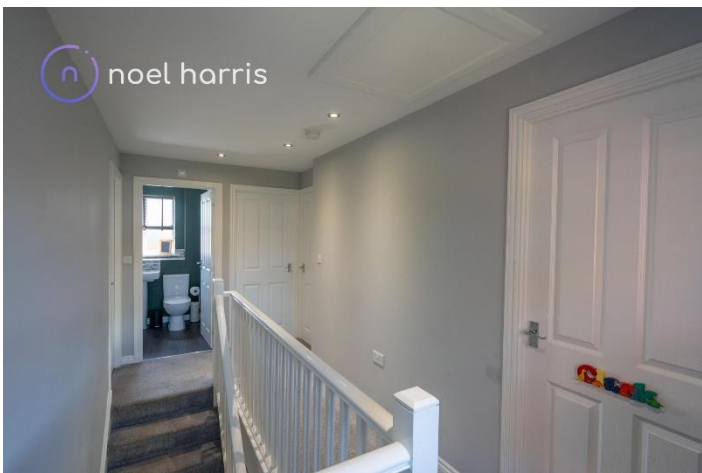
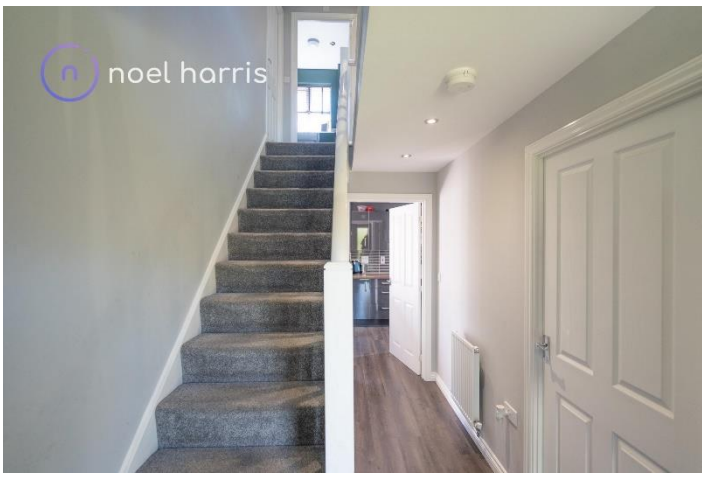
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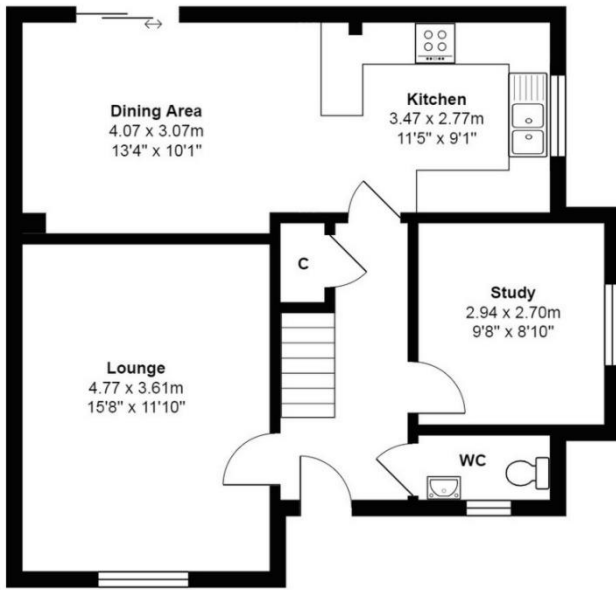
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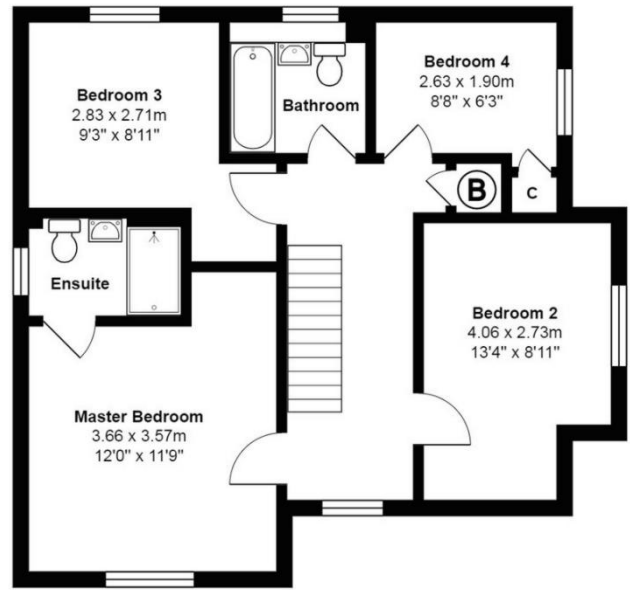
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3 Darsley Gardens



Ground Floor



First Floor

Total Area: 119.4 m² ... 1285 ft²

All measurements are approximate and for display purposes only

Directions

Location

The location is ideal for families and working professionals. The local park is just over the road, and there are excellent links to local cycle tracks and walkways that go to the Rising Sun County Park and the Freeman Hospital in the other direction. The area is well served by good road links to the A19 and Tyne Tunnel as well as within easy reach of Benton Metro station. The Newcastle United training ground is also within easy reach as is the Blue Flames sports club.



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.