



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.

Offers in Excess of **£325,000**

ROOK
MATTHEWS
SAYER

0191 413 1313
2 Grange Road, Ryton, NE40 3LT

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk



40 Monarch Grove

Ryton, NE40 3DD

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.

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		



