



Cottage Farm | Little Benton | NE7 7RF

Offers Over £525,000

Viewing is highly recommended on this super stylish detached house, occupying a prime position within a secluded private development in Little Benton. This superb property is presented to the highest standards, offering generous accommodation together with a range of quality fixtures and fittings, beautifully maintained gardens, ample off-street parking, and a double garage.

The ground floor comprises a reception hallway with WC, a large sitting room with a wood-burning stove, and a dining room, all benefiting from hardwood flooring. The dining room provides access to a modern conservatory overlooking the rear garden. There is also a quality fitted kitchen with a family area, featuring a range of wall and base units, a central island, and granite worktops. To the first floor are four double bedrooms, three of which benefit from fitted wardrobes. The principal bedroom offers split-level living space and the addition of an en suite shower room. There is also a family bathroom with a shower.

Externally, to the rear is a beautiful landscaped west-facing garden with a patio area. To the front, a paved driveway offers ample off-street parking and includes an EV charging point. This leads to a double garage incorporating a utility area, lighting, and power points. The property also benefits from uPVC double glazing and gas-fired central heating.

The property is well positioned for access to excellent local schools, frequent transport links, and the Freeman Hospital.

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Stylish detached house

Beautiful landscaped west-facing garden

Access to excellent schools, transport links, and Freeman Hospital

Four double bedrooms

Double garage & ample off-street parking

EV charging point

For any more information regarding the property please contact us today

ENTRANCE DOOR LEADS TO: RECEPTION HALL

Double glazed entrance door, staircase to first floor with spindle banister, understairs cupboard, double radiator, hardwood flooring.

W.C.

Double glazed window, low level WC, wash hand basin, radiator.

SITTING ROOM 21'4 x 11'3 (6.50 x 3.43m)

Double glazed window to front, hardwood flooring, feature fireplace with wood burner, coving to ceiling, double radiator, radiator.

DINING ROOM 11'7 x 9'7 (3.53 x 2.92m)

Hardwood flooring, coving to ceiling, double radiator, French door to conservatory.

CONSERVATORY 11'0 x 11'0 (3.35 x 3.35m)

Double glazed windows to rear and side, double glazed French door, laminate flooring.

BREAKFAST KITCHEN 18'0 x 14'8 (5.49 x 4.47m)

Fitted with a range of wall and base units with granite worksurfaces and central island, ceramic double drainer sink, gas point, integrated fridge and dishwasher, built in cupboard, double radiator, double glazed window, double glazed door, laminate flooring.

FIRST FLOOR LANDING

Double glazed window to front, radiator, access to loft.

MASTER BEDROOM 21'8 x 6'8 widening to 13'4 (6.60 x 2.03-4.06m)

Split-level, double-glazed window to front, built in wardrobes, double radiator.

EN SUITE SHOWER ROOM

Three piece suite comprising step in shower cubicle with double shower, wash hand basin set in vanity unit, low level WC, part tiled walls, shaver point, heated towel rail, radiator.

BEDROOM TWO 11'11 x 11'1 (3.63 x 3.38m)

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE 14'8 x 9'7

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM FOUR 11'1 x 8'3 (3.38 x 2.51m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Four piece suite comprising panelled bath, step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, shaver point, heated towel rail, double glazed frosted window, extractor fan, radiator.

FRONT GARDEN

Lawned area, double width paved driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub borders, gated access, westerly facing.

DOUBLE GARAGE 17'1 x 16'5 (5.21 x 5.00m)

Integral, light and power points, sink unit, space for washing machine, wall mounted combination boiler.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Double 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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: F

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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 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.