



Wheatfield Grove | Benton | NE12 8DN

Offers Over £200,000

Presenting a spacious semi-detached occupying a generous corner plot, offering excellent wrap around gardens ideal for summer get-togethers and relaxation.

This lovely family home has the addition of a generous welcoming porch leading to the front facing inviting lounge, the kitchen has been re fitted with a stylish range of wall and base units which leads to a rear sun room a tranquil retreat overlooking the rear garden. A superb refurbished bathroom completes the ground floor with bath and over-head shower catering to both preferences.

Upstairs there are three generous sized bedrooms, two with fitted wardrobes providing ample storage space and an additional convenient first floor W.C. Alongside the superb gardens there is a generous driveway providing parking for several vehicles. The property is within easy walking distance to highly regarded schools, amenities and served by excellent public transport links including Four Lane Ends Metro Station. A fabulous buy for a first-time buyer or growing family.

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**3****1****1****Semi Detached Family Home****Generous Corner Position****Refitted Kitchen & Bathroom****Sun Room Extension****Double Width Driveway****Freehold****Council Tax: A****EPC: D**

ENTRANCE PORCH AND HALLWAY: Enter through a double-glazed front door into the entrance porch and hallway, which features a double-glazed window to the front, a double radiator, and staircase and a part-glazed door leading to the lounge.

LOUNGE: (front): 14'7 x 12'7, (4.45m x 3.83m) Step into the lounge which benefits from a double-glazed bay window to the front, allowing natural light to enter the space and an electric wall mounted fire adds charm to the space. There is a single and a double radiator with an under-stair cupboard providing storage. An archway leads into the kitchen.

KITCHEN: (rear): 11'4 x 8'1, (3.45m x 2.46m), The kitchen is fitted with a range of wall and base units, complete with a built-in electric oven and gas hob. There is also space for an American fridge freezer, dishwasher, and microwave. The tiled flooring is enhanced by underfloor heating and fibre optic lighting, creating a warm and modern feel. Additional features include plinth lighting beneath the units and a wall-mounted combination boiler.

SUNROOM: 7'9 x 8'4, (2.36m x 2.84m) The sunroom features a breakfast bar, double-glazed windows and a double-glazed door leading to the garden. The sunroom is plumbed for a washing machine and features an integrated freezer and a double radiator.

FAMILY BATHROOM: The ground floor family bathroom is fitted with a P-shaped bath, complemented by a twin-headed shower and glass screen. It also includes a wash hand basin set within a vanity unit and a low-level WC. The walls and floors are fully tiled, with fibre optic floor lighting adding a contemporary touch. The ceiling is finished in UPVC with inset spotlights, and there is a double-glazed frosted window to the rear, allowing for natural light while maintaining privacy.

FIRST FLOOR LANDING AREA: There is a double-glazed window to the front.

FIRST FLOOR WC: Features a low-level WC and a wash hand basin, and is tiled with a UPVC ceiling.

BEDROOM ONE: (rear): 12'2 x 8'6, (3.7m x 2.59m) The principal bedroom features fitted wardrobes, a radiator, and a double-glazed window to the rear.

BEDROOM TWO: (front): 9'7 x 8'8, (2.92m x 2.64m) The second bedroom features fitted wardrobes with mirrored sliding doors, a radiator, and a double-glazed window to the front. The part-boarded roof space can be accessed via a ladder.

BEDROOM THREE: (front): 7'3 x 9'3, (2.20m x 2.81m) The final bedroom features a double-glazed window to the rear and a radiator.

EXTERNALLY: The front garden is laid to lawn with patio areas, planted borders, and hedged boundaries. Wrought iron gates open onto a double-width driveway, providing off-street parking, and there is also a garden shed. The rear garden has been designed for low maintenance, featuring a combination of AstroTurf and gravelled areas. Additional benefits include an electric wall heater, a water feature, and an external water supply. The garden is fully enclosed by fencing and also boasts a covered seating area complete with a side garden area featuring a built-in BBQ and a butler sink, ideal for outdoor entertaining.

The property is also benefitting from a recently installed new roof with a 10 Year Guarantee.

T: 0191 266 7788**Foresthall@rmsestateagents.co.uk****RMS** | Rook
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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: 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
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: UNSURE
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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

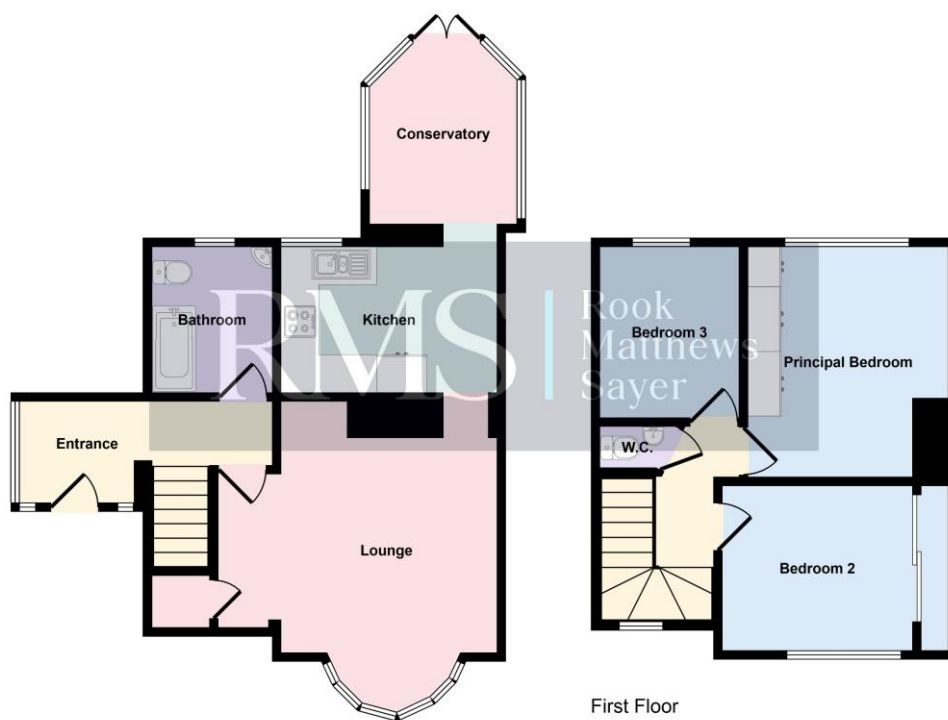
COUNCIL TAX BAND: A

EPC RATING: D

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

FH00008474 GO MR 23/03/2026 V2





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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