



Raby Gardens

Shildon, DL4 1NF

Offers Over £120,000



Immaculately presented three bed roomed family home pleasantly positioned on Raby Gardens in Shildon. Perfect for first time buyers and growing families alike, the property is finished to very high standard throughout and is complete with garage, enclosed yard with artificial lawn as well as front courtyard. Located just a short distance from local amenities within the town whilst neighbouring towns provide further amenities such as supermarkets, retail stores, cafes and restaurants. There is an extensive public transport system via both bus and rail whilst the A689 and A688 are nearby.

In brief the property comprises; an entrance hall leading into the living room, open-plan kitchen and dining room, along with utility room and WC to the ground floor. The first floor accommodates the master bedroom, second bedroom with ensuite and third bedroom. Stairs ascend to the attic room which has been carpeted, fully heated, insulated and complete with Velux windows. Externally the property has a small forecourt, rear enclosed yard complete with artificial grass whilst over the rear lane is the garage with up and over door.



Living Room 11'11" x 12'5" (3.64 x 3.8)

The main reception room is located to the front with deep bay window, feature oak fire surround and inset multi fuel burning stove.

Kitchen 7'6" x 15'8" (2.3 x 4.8)

Beautifully designed with a high quality range of curved edge wall, drawer and base units, complimenting Quartz work surfaces, integrated appliances includes a gas hob, double electric oven, dishwasher and wine fridge. Space is available for an American style free standing fridge/freezer.

Dining Room 13'9" x 16'0" (4.2 x 4.9)

Open plan with the kitchen, the dining room is ideal for entertaining, providing plenty of space for a large table with chairs, complete with oak fire surround, inset multi fuel burning stove and patio door leading out to the rear.

Utility Room 7'2" x 8'6" (2.2 x 2.61)

Utility room provides storage space and plumbing for a washing machine.

Cloakroom

Ground floor WC.

Master Bedroom 16'0" x 11'11" (4.9 x 3.64)

The master bedroom is an impressive king size, with bay window to the front, traditional feature fireplace, fitted wardrobes and plenty of space for furniture.

Bedroom Two 7'10" x 11'0" (2.4 x 3.37)

The second bedroom is a generous double complete with en-suite shower room

Ensuite

Shower room fitted with WC, wash hand basin and shower cubicle.

Bedroom Three 9'10" x 7'7" (3 x 2.32)

The third bedroom is a spacious single which could be used as a home office.

Bathroom 9'10" x 5'8" (3 x 1.73)

The family bathroom has been finished to a very high standard, fully tiled walls with WC, vanity unit with wash hand basin and bath with overhead mains fed shower.

Attic Room 11'6" x 17'3" (3.51 x 5.26)

The attic has been completed to a high standard, fitted with carpets, heating, power, lights, Velux windows and storage cupboard.

Garage

This property has the benefit of off street parking, the single garage is fitted with up and over door.

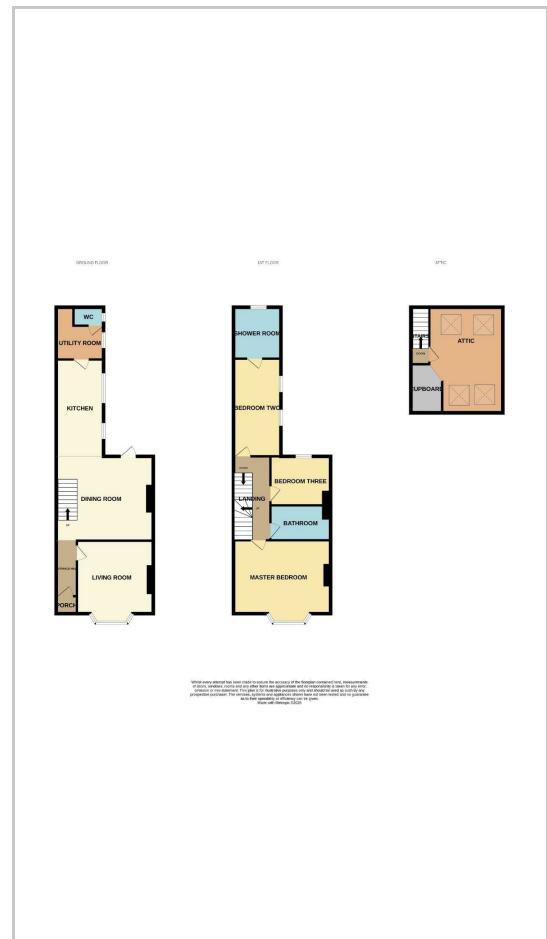
External

Externally the property has a small forecourt, rear enclosed yard complete with artificial grass whilst over the rear lane is the garage with up and over door.

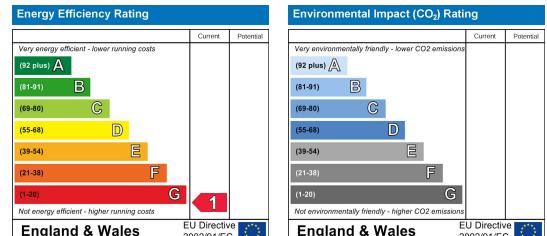
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.