



## Granville Avenue, Shildon

County Durham, DL4 1JN

Price £360,000



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# Granville Avenue, Shildon

## DESCRIPTION

A unique opportunity to purchase this six bedroomed detached family home located on Granville Avenue with large gardens, garage, two outbuildings and benefits from a self contained two bedroomed annex. Ideal for multi generational families, with further opportunity to expand the property.

It is only a short distance from local amenities within Shildon as well as being only approximately 1.6miles from Tindale Retail Park and approx. 2.1miles from Bishop Auckland's town centre. Both have a range of supermarkets, popular high street retail stores, restaurants and traditional pubs, as well as both primary and secondary schools. Bishop Auckland has an extensive public transport system which allows regular access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York. This location is great for commuters with easy access to the A68 which leads to the A1(M) both North and South.

This property is situated on a large plot, with a gated drive to the front leading to a large gravelled parking area and detached garage. Whilst to the rear there is a large landscaped garden with lawned areas, patio seating areas, pond, and two detached buildings; an office and a bar/games room. Internally the property comprises an entrance hall leading into the large open plan kitchen/diner and living room. The self contained annex can be accessed via the property or its own external access, it has a kitchen, living room, two bedrooms and shower room. The first floor contains the four double bedrooms, two with ensuites and the family bathroom.

There are solar panels fitted to the property which also have battery storage to cover your evening/overnight electric usage. There has also been a brand new gas boiler and cylinder system fitted.



# ROOMS

**Living Room**  
35'9" x 23'7" (max points)  
Bright and open living space, fully tiled with modern decor, ample room for living room and dining room furniture and inset multi fuel stove. Surrounding windows, French doors and Orangery roof lantern providing loads of natural light.

**Kitchen/Diner**  
28'10" x 27'10" (max points)  
Impressive and immaculately presented kitchen, containing a range of contemporary wall, base and drawer units, complementing work surfaces and sink/drainage unit. Benefiting from two integrated double ovens, five ring gas hob and washer/dryer. Open plan leading into a further living area, with multi fuel stove, two skylights and bi-fold doors that open out into the garden.

**Master Bedroom**  
21'11" x 13'1"  
Beautifully presented master bedroom, providing space for a king sized bed, ample space for further furniture, free standing bath, WC and wash hand basin. Juliet balcony to the front, as well as French doors to the rear that lead out into the decked balcony.

**Bedroom Two**  
14'5" x 12'4"  
The second bedroom is another spacious double bedroom, benefiting from modern decor, space for a king sized bed, further furniture and Juliet balcony to the front elevation.

**Ensuite**  
7'6" x 6'2"  
The ensuite is been recently refitted, it is fully tiled and contains a double walk in shower cubicle, wash hand basin, WC and heated towel rail.

**Bedroom Three**  
11'4" x 9'8"  
The third bedroom is another spacious double bedroom with built in storage cupboard and window to the front elevation.

**Bedroom Four**  
10'0" x 9'6"  
The fourth bedroom is another double bedroom, currently utilised as a dressing room. Window to the rear elevation.

**Bathroom**  
10'7" x 8'10"  
The main family bathroom is fully tiled and is fitted with a raised spa bath with feature spot lighting, large corner spa shower, WC and wash hand basin.

**Annex**

**Kitchen**  
13'1" x 8'4"  
The kitchen contains a range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Living Room**  
13'1" x 10'5"  
The living area provides ample space for furniture, wall mounted electric fire and French doors to the rear leading into the garden.

**Bedroom**  
10'3" x 8'10"  
The annex master bedroom has space for a double bed, further furniture and window to the side elevation.

**Bedroom**  
7'10" x 8'6"  
The second bedroom is another good size bedroom with window to the front elevation.

**Shower Room**  
9'2" x 3'10"  
The wet room has a walk in shower, WC, wash hand basin and heated towel rail.

**Bar**  
The bar is located in the garden, it has been clad in cedar wood, fully insulated and benefits from power and water. Internally it contains a handmade bar, ample space for furniture, games tables and has a separate WC and wash hand basin.

**Office**  
The office is located at the end of the garden, benefiting from power and water. Set up currently as an office, however provided potential to be used as a home gym or conversion into a further self contained living space as it has a kitchen area and WC.

**External**  
To the front of the property there is a large gravelled parking area and detached garage accessed through the main gates. Whilst to the rear there is a private landscaped garden, with lawn areas, raised borders, pond and patio area ideal for outdoor furniture.





GROUND FLOOR

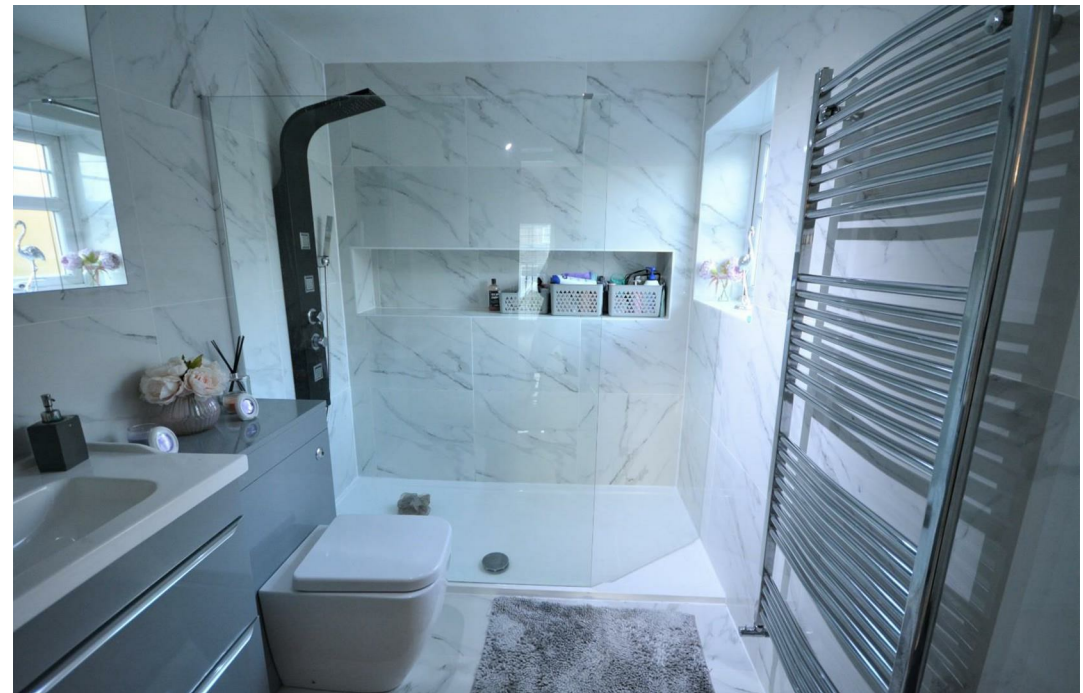


1ST FLOOR

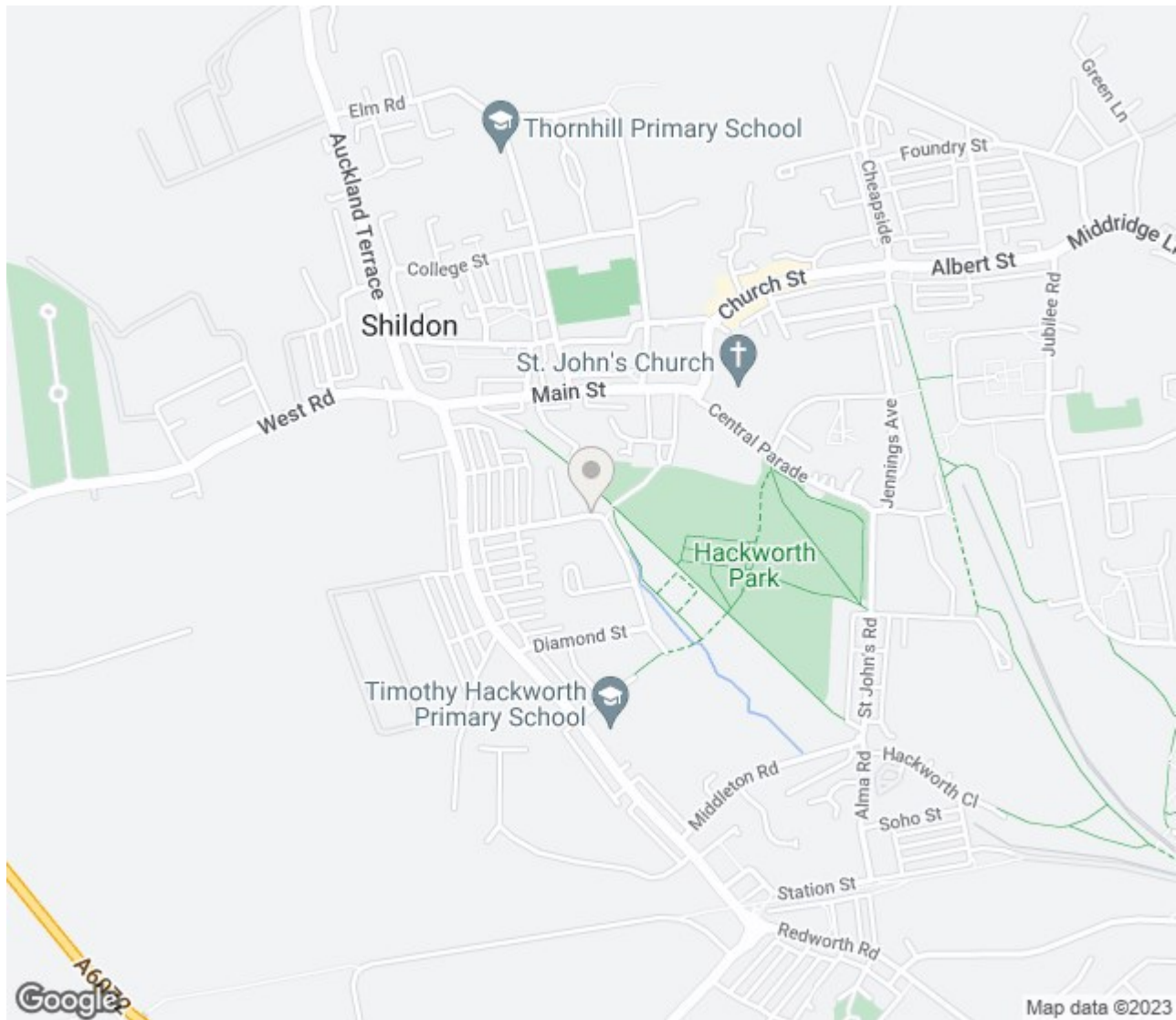


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ENERGY PERFORMANCE CERTIFICATE

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

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