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Granville Close Shildon, County Durham, DL4 1JW

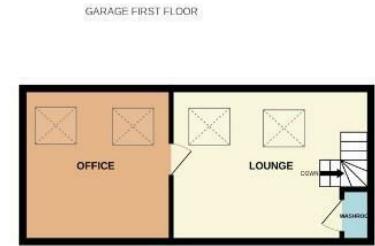
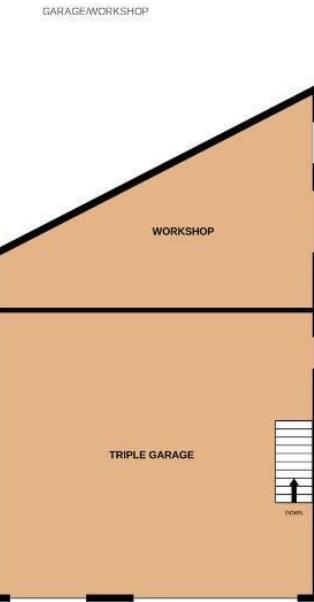
Granville Close Shildon, County Durham, DL4 1JW

Offers In Excess Of £400,000

Offered to the market with no onward chain is this spectacular five bedrooomed detached family home situated in a superb corner plot on Granville Close, Shildon. Perfectly presented and ready to move in to, this superb property offers a unique layout and boasts a triple garage with adjoining workshop and upper level office with lounge and washroom, generously sized play area and a plethora of improvements made by the current owners. Situated only a short distance from local amenities including local shops, independent stores, cafes, schools, butchers and bakeries. Nearby town Bishop Auckland provides further access to healthcare services, primary and secondary schools, supermarkets and high street stores. There is a bus stop nearby for access via public transport to the neighbouring towns and villages and the A689 is close by and leads to the A1(M) both North and South, there is also a train station for access to further afield places such as Darlington, Durham and Newcastle.

In brief, the property comprises; a welcoming entrance hall leading into the generously sized living room, kitchen/diner, , master bedroom with ensuite, two further bedrooms, bedroom/utility room and family bathroom to the ground floor. Stairs descend to the lower level which consists of the large lounge/dining room with bifold doors and the fifth bedroom with ensuite shower room, with access leading into the storage room, one of which currently utilised as a play area. Externally to the front, the property has a low maintenance walled yard with steps leading to the main entrance and the detached triple garage with new electric up and over doors and block paved area ensure plenty of parking. Adjacent to the rear of the garage is the separate workshop fitted with plumbing and electric, with stairs ascending into first floor office with lounge area and washroom. To the rear, the property has an enviable garden, mostly paved with a pergola offering a fantastic outdoor seating spot, woodchip area ideal for children's play equipment and well maintained lawned space. Stairs ascend to the decked area offering a great outlook over the garden, and electric sockets are positioned throughout.

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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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Entrance Hall

19'4" x 10'2"

Welcoming entrance hall benefiting from modern decor and tiled flooring offering access into the ground floor rooms.

Living Room

20'8" x 20'0"

Generously sized living room with ample space for furniture, benefiting from an electric fire with feature surround, neutral decor, new flooring and radiators with large windows to the rear elevation allowing plenty of natural light.

Kitchen

20'4" x 10'2"

Recently renovated kitchen fitted with a range of high gloss wall, base and drawer units, contrasting work surfaces and splash backs, Belfast sink, integrated induction hob with overhead extractor fan, electric double oven, microwave and fridge/freezer. Space is available for a dining table and chairs, with fitted breakfast bar offering additional seating and dual aspect windows to the rear and side elevations.

Master Bedroom

14'9" x 11'9"

Spacious master bedroom with room for a super king-sized bed and further furniture, benefiting from modern decor, newly fitted radiator, air conditioning unit, and large window offering views over the rear garden with access leading into the ensuite.

Ensuite

7'6" x 7'6"

The master bedroom ensuite has been recently renovated and is fitted with a corner shower cubicle with rainfall shower, heated towel rail, wash hand basin and WC.

Bedroom Two

10'5" x 7'10"

The second bedroom is another large king-sized room with plenty of space for additional furniture, benefiting from air conditioning unit, newly fitted radiator, modern decor and large window to the front elevation allowing plenty of natural light.

Bedroom Three

11'5" x 8'10"

Bedroom three is a well proportioned double room with newly fitted radiator and large window to the front elevation.

Bedroom Four/Utility Room

10'5" x 5'10"

The fourth bedroom is a single bedroom, currently used as a utility room which provides a great additional storage space with tiled flooring and plumbing for a washing machine.

Bathroom

9'6" x 7'2"

Family bathroom fitted with a free standing bath, double walk in shower cubicle with rainfall shower head, heated towel rail, wash hand basin and WC with frosted window to the side elevation.

Lounge/Diner

23'7" x 16'4"

The lower level lounge/dining room offers a great additional reception space, substantially sized offering plenty of space for living and dining furniture, benefiting from neutral decor, newly fitted radiators, and bifolding doors leading into the rear garden.

Bedroom Five

12'5" x 11'9"

The fourth bedroom is located to the lower level which has space for a king-sized bed and further furniture, newly fitted radiators, modern decor with window to the rear and access leading to the ensuite.

Shower Room

5'2" x 2'3"

The ensuite to bedroom four is newly fitted with a corner shower cubicle, heated towel rail, wash hand basin and WC with window to the rear.

Play Area

16'4" x 11'9"

Storage area currently utilised as a children's play area, with neutral decor and window to the rear. Double doors lead into the further storage area to the rear.

Lounge

15'11" x 13'9"

Accessed via stairs from the garage is the first floor lounge space with air conditioning, neutral decor and dual skylights to the rear elevation with access into the washroom.

Office

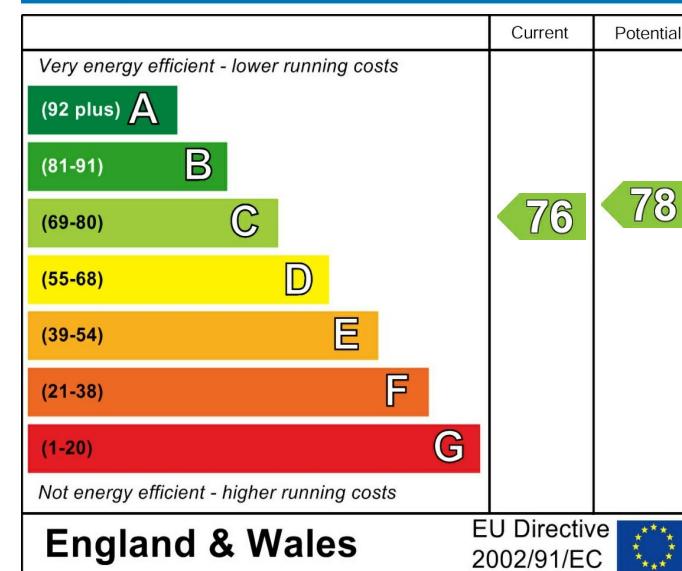
12'3" x 11'9"

Home office space with air conditioning, neutral decor and skylights to the rear.

External

Externally to the front, the property has a low maintenance walled yard with steps leading to the main entrance and the detached triple garage with new electric up and over doors and block paved area ensure plenty of parking. Adjacent to the rear of the garage is the separate workshop fitted with plumbing and electric, with stairs ascending into first floor office with lounge area and washroom. To the rear, the property has an enviable garden, mostly paved with a pergola offering a fantastic outdoor seating spot, woodchip area ideal for children's play equipment and well maintained lawned space. Stairs ascend to the decked area hosting the newly fitted sauna, and electric sockets are positioned throughout the garden.

Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

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. 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.

