



Highland Gardens, Shildon, County Durham

Reduced to £227,900

Reeds Rains welcome to the market this individually built four bedroom detached family home. The property is ideally located close to major links making it ideal for commuters. The property briefly comprises of entrance hall, playroom, lounge, dining room, kitchen, cloak room and utility room to the ground floor whilst to the first floor there are four good size bedrooms the master bedroom having en-suite and family bathroom to the first floor. Externally to the front of the property there is a large block paved driveway providing car parking facilities for several vehicles. Whilst to the rear there is a lovely large garden mainly laid to lawn with large decked patio area and spindle balustrade, further block paved patio area, security lighting, water supply and play shed. At the bottom of the garden there is a large building which is currently used as a workshop.

We feel that this would make an ideal family home and would highly recommend an early viewing to appreciate the quality accommodation on offer here, so to book your viewing

Highland Gardens, Shildon, County Durham

Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, karndene floor, open plan staircase to first floor, double central heating radiator, coving to ceiling and spot lighting

Playroom 3.96m x 2.54m (13'0" x 8'4")

Concealed gas boiler, coving to ceiling, UPVC double glazed window and side panel, double central heating radiator

Lounge 5.05m x 3.53m (16'7" x 11'7")

With feature Marble fireplace. inset and hearth, electric fire, karndene floor, tv point, two double central heating radiator, coving to ceiling, UPVC double glazed bay window

Dining Room 3.48m x 2.77m (11'5" x 9'1")

UPVC double glazed French doors to garden, double central heating radiator and coving to ceiling

Kitchen 5.41m x 2.29m (17'9" x 7'6")

Extensively fitted with a range of laminated wall and base units, granite work surfaces over, ceramic one and a half bowl sink unit, mixer taps over, tiled splash backs, UPVC double glazed window, integral appliances including electric and gas range, breakfast bar, plumbing and space for dish washer, space for American fridge/freezer, coving to ceiling, spot lighting and double central heating radiator

Cloakroom/Wc

With wc, wash hand basin, karndene floor, central heating radiator, tiling to half height, opaque UPVC double glazed window and coving to ceiling

Utility Room 3.2m x 2.03m (10'6" x 6'8")

With wall and base units, laminated working surfaces over, tiled splash backs, UPVC double glazed windows to side and rear, double central heating radiator, karndene floor, coving to ceiling, spot lighting plumbing and space for washing machine

First Floor

Landing

Spindle balustrade, UPVC double glazed window, double central heating radiator, spot lighting, storage cupboard, linen cupboard, loft access with pull down ladder

Bedroom 1 3.71m x 3.38m (12'2" x 11'1")

UPVC double glazed window, coving to ceiling, double central heating radiator, walk in wardrobe with hanging space and shelving

En-suite

With double shower cubicle, mira shower, chrome heated towel rail, tiled floor, opaque UPVC double glazed window, pedestal wash hand basin, wc, coving to ceiling, tiled walls and shaver point

Bedroom 2 3.05m x 2.74m (10'0" x 9'0")

UPVC double glazed window, central heating radiator and coving to ceiling

Bedroom 3 3.07m x 2.84m (10'1" x 9'4")

UPVC double glazed window, double central heating radiator, coving to ceiling, and fitted wardrobes

Bedroom 4

UPVC double glazed window, double central heating radiator, and coving to ceiling

Bathroom/Wc

With a white suite including panelled bath, hand shower over, wc, pedestal wash hand basin, corner shower cubicle with electric shower being tiled, chrome heated towel rail, shaver point, coving to ceiling and spot lighting

Exterior

To the front of the property there is a large block paved driveway providing car parking facilities for several vehicles. Whilst tot he rear there is a lovely large garden mainly laid to lawn with large decked patio area and spindle balustrade, further block paved patio area, security lighting, water supply and play shed. At the bottom of the garden there is a large building which is currently used as a workshop

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Reeds Rains

The Estate Agent

www.reedsrains.co.uk

