



Sherwood Close, Consett, County Durham

Price £255,000

Occupying an elevated position on a quiet cul de sac we present this substantial five bedroom detached house. This property has undergone a vast amount of improvement works which include a beautiful fitted kitchen with granite surfaces and new bathroom and En Suite/WC. Accommodation briefly comprises of an entrance hallway, cloaks/wc, spacious lounge, dining room open plan to the kitchen, five double bedrooms, master having en suite and a family bathroom/wc. Having a double garage, open plan front garden and a large rear enclosed garden. In our opinion this property would suit a growing family and an internal viewing is highly recommended to fully appreciate the standard and size of the accommodation.

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Entrance Hallway

Entered via a timber and glazed external door which leads through to the hallway. The spindled returning staircase to the first floor living accommodation leads off from here. Having wall lights, central heating radiator, Amtico flooring and coving to the ceiling.

Cloakroom/Wc

Refitted with a vanity wash hand basin and a low level wc. Having a feature radiator, recessed lighting, coving to the ceiling, tiled splashbacks and Amtico flooring.

Lounge 7.24m x 3.91m (23'9" x 12'10")

This spacious lounge is provided with an abundance of natural light by double glazed rear facing patio doors and front facing triple glazed picture window. Featuring a lovely fire surround with a marble hearth which houses a living flame effect gas fire. Having a central heating radiator, coving to the ceiling, telephone and television points.

Dining Room 3.53m x 3m (11'7" x 9'10")

This room is located to the rear elevation and is open plan to the kitchen. Naturally lit by double glazed french doors which lead out to the rear garden. Having Amtico flooring, feature wall mounted radiator and coving to the ceiling.

Kitchen 3.53m x 4.52m (11'7" x 14'10")

This room is located to the rear elevation. This fabulous kitchen is fitted with a quality array of Walnut effect wall and base units with granite work surfaces incorporating an inset sink with feature taps. Integral appliances include a dishwasher, fridge freezer, microwave and a stainless steel extractor hood. There is a gas/electric range style cooker which is available with separate negotiation. Having a feature radiator, recessed lighting, coving, television point, Amtico flooring, LED lighting and service door to the garage. In addition there is a feature granite breakfast bar and triple glazed window.

First Floor

Landing

Having access to the loft.

Master Bedroom 3.28m x 3.35m (10'9" x 11'0")

This room is located to the rear elevation and features built in wardrobes to one wall. Having a central heating radiator and triple glazed window.

En Suite Shower Room/Wc

Refitted with a modern suite which comprises of a low level wc, vanity wash hand basin and a double shower cubicle with a mixer shower, heated towel rail and Amtico flooring, triple glazed window.

Bedroom Two 3.89m x 3.1m (12'9" x 10'2")

This room is located to the rear elevation. Having two built in storage cupboards and a single radiator, triple glazed window.

Bedroom Three 3.05m x 3.05m (10'0" x 10'0")

This room is located to the rear of the property. Having two built in storage cupboards and a single radiator, triple glazed window.

Bedroom Four 3.66m x 3.53m (12'0" x 11'7")

This room is located to the front elevation. Having a single radiator and fitted wardrobes, triple glazed window.

Bedroom Five 3.53m x 2.44m (11'7" x 8'0")

This room is located to the front elevation. Having a double radiator, triple glazed window.

Family Bathroom/Wc

This family bathroom has been refitted with a fabulous steam shower bath cabin with jet spas, low level wc, spotlighting, vanity wash hand basin, tiled walls and flooring and feature radiator.

External

To the front of the property there is a double width driveway which provides off road parking for two vehicles which leads to a double integral garage with an electric remote controlled garage door and power and lighting. Having an open plan garden to the front and access to the rear garden. Immediately to the rear of the property there is a large split level garden with paved patio areas.

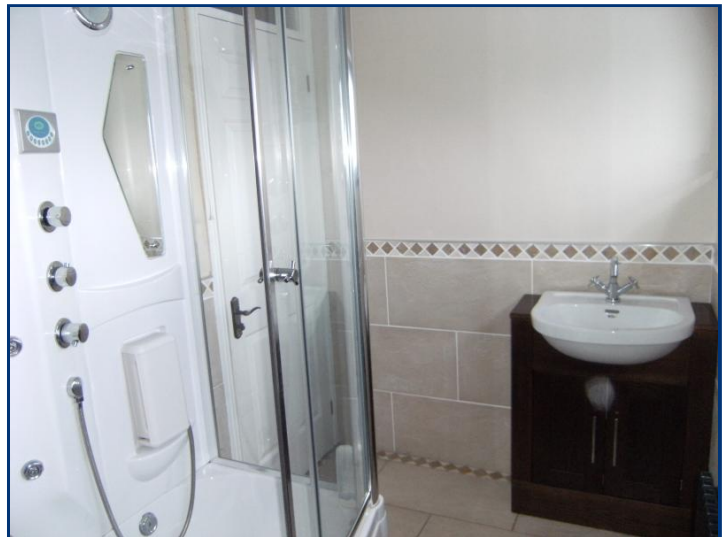
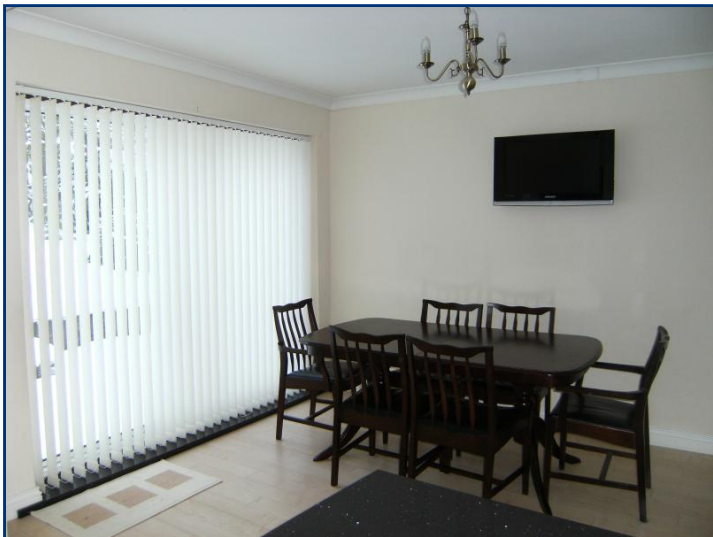
Laser Tape Clause

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



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	64
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland <small>Directive 2002/91/EC</small>			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			