

Reeds Rains

The Estate Agent

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Do-Christe , Killerby, Darlington, County Durham

Price £265,000

Within the picturesque, rural location and ever sought after village of Killerby, rarely available to the market we offer this charming detached bungalow. The property benefits from double glazing, oil fired central heating, larger than average mature and well maintained gardens front and rear with the added advantage of not being overlooked to the rear, integral garage and larger than average driveway providing for ample off road car parking. Briefly comprising of; Entrance Hall, Lounge, spacious Kitchen, Three Bedrooms, Bathroom, Attractive mature gardens front and rear, integral garage and driveway. Early viewing is highly recommended to avoid early disappointment.

Darlington

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Ground Floor

Entrance Hall

The entrance hall has a radiator, a telephone point and a built in cupboard with hanging space.

Lounge 3.58m x 5m (11'9" x 16'5")

The lounge has a double glazed window and a tiled feature fireplace with an open fire. There is also a television point and a telephone point.

Kitchen 4.8m x 3.61m (15'9" x 11'10")

The kitchen has wall and base units, partially tiled and partially panelled walls, laminate work surfaces, an inset dual sink with a mixer tap and a radiator. There are also four built in storage cupboards, two double glazed windows and a door to the garden room.

Bedroom One 3.33m x 3.07m (10'11" x 10'1")

Bedroom one is located to the front of the property and has a UPVC double glazed window and a radiator.

Bedroom Two 3.1m x 3.1m (10'2" x 10'2")

The second bedroom is located to the rear of the property and overlooks the rear garden. It has a radiator, a television point and also built in wardrobes.

Bedroom Three 2.57m x 3.07m (8'5" x 10'1")

Bedroom three consists of a radiator and french sliding doors into the garden room.

Bathroom 2.03m x 2.44m (6'8" x 8'0")

The bathroom has a white suite consisting of a panelled spa bath with a bath seat lifting facility, a hand wash basin, a w.c and a corner shower cubicle with an electric shower. It is fully tiled and has a radiator, two double glazed windows and an extractor fan.

Garden Room 2.64m x 3.84m (8'8" x 12'7")

The garden room has a radiator and wall lighting.

External

Front Garden

To the front of the property there is a larger than average block paved driveway providing for ample off road car parking, and has a larger than average mature garden area which is laid to lawn and planted with a wide variety of trees and shrubbery. There is also an integral garage and security lighting.

Rear Garden

To the rear of the property there are extensive garden areas which comprise of paved areas and garden areas which are laid to lawn. There is an attractive garden pond, a greenhouse, an oil tank and also a shed with electric. The gardens are planted with a host of mature trees and shrubbery and they have the added advantage of not being overlooked to the rear, with open field views

Garage 5.21m x 2.46m (17'1" x 8'1")

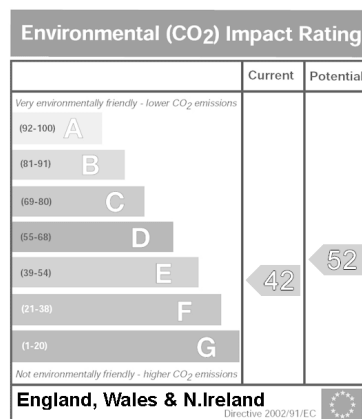
The garage consists of an up and over door, a window, loft access with a ladder and a boiler. It also has power and lighting.

All Measurements

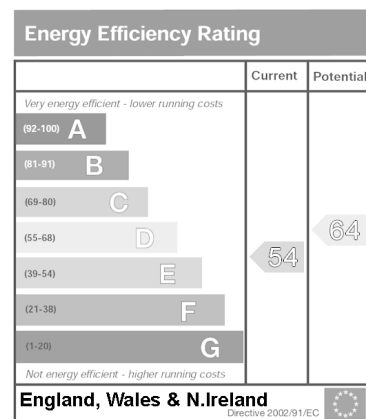
All Measurements are Approximate

Laser Tape Clause

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



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.



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.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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