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Sterling Way Shildon, DL4 2GT

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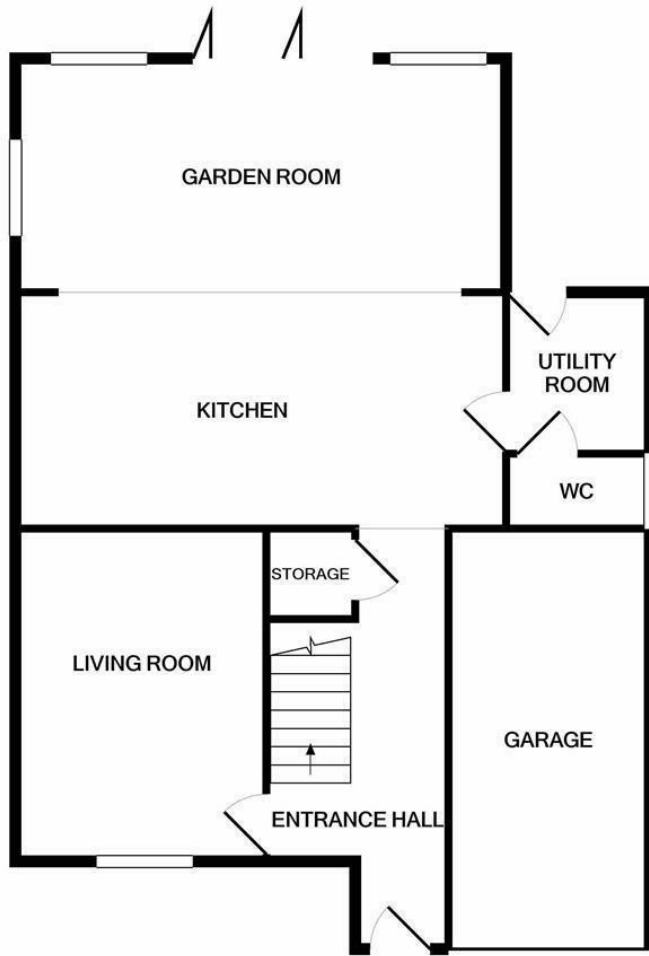
Price £220,000

Immaculately presented four bed detached family home located on Sterling Way in Middridge Vale. Extended to the rear and complete with a driveway, garage and rear garden this property is ideal for growing families. Situated within a popular residential development on the outskirts of Shildon, this property benefits from being close to the town centre allowing access to local facilities such as cafes, retail stores and primary schools. Along with Bishop Auckland being only approx. 2.8 miles away, where there are further amenities available. These range from supermarkets, shops, primary and secondary schools and transport links via the train and bus station.

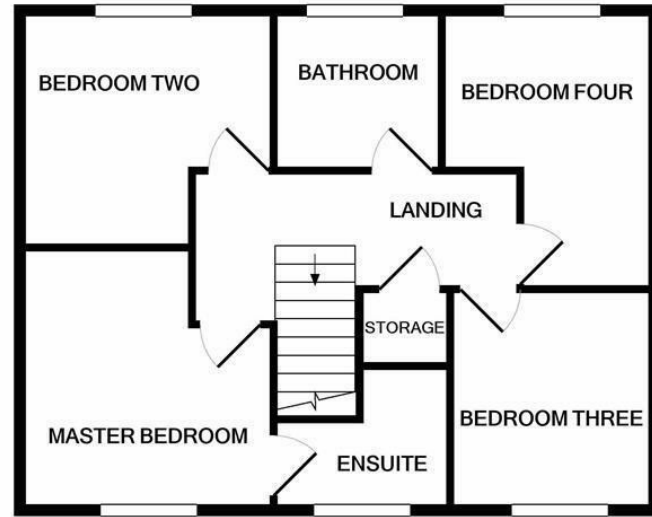
In brief the property comprises; an entrance hall leading through to the living room, open plan kitchen/diner and garden room, utility and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and the family bathroom. Externally there is a driveway leading to the single garage to the front, whilst to the rear there is a private enclosed low maintenance, south facing garden.

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	79
		EU Directive 2002/91/EC	
England & Wales			

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

### Living Room

11'2" x 13'6"

Spacious and bright living room located to the front of the property, with ample space for furniture and window to the front elevation.

### Kitchen

9'8" x 20'0"

The kitchen contains a range of modern wall, base and drawer units, complimenting work surfaces, tiled splash backs and sink/drain unit. It benefits from integrated appliances that includes an oven, hob, microwave, fridge/freezer and dishwasher. Open plan with the garden room/dining area, ideal for entertaining both guests and the family.

### Garden Room

9'7" x 18'8"

The owner has extended the property to the rear, creating a beautiful additional living space. Providing space for a dining table and chairs, along with a further seating area and electric flame effect fire. Bi Fold doors to the rear opening out into the rear south facing garden, perfect for enjoying the warm weather.

### Utility Room

5'4" x 6'6"

The utility room provides additional storage, long with space and plumbing for a washing machine and dryer.

### Cloakroom

Fitted with a WC and wash hand basin.

### Master Bedroom

10'4" x 10'6"

The master bedroom is a generous double bedroom with space for a king sized bed, build in wardrobes and access into the ensuite bathroom.

### Ensuite

The ensuite contains a single shower cubicle, WC, wash hand basin and heated towel rail.

### Bedroom Two

10'5" x 10'5"

The second bedroom is another spacious double bedroom with window to the rear elevation.

### Bedroom Three

8'6" x 10'6"

The third bedroom is a double bedroom with window to the front elevation.

### Bedroom Four

6'6" x 8'2"

The fourth bedroom is a spacious single bedroom currently utilised as a dressing room. Window to the rear elevation.


### Bathroom

The bathroom contains a panelled bath with perimeter tiling, WC and wash hand basin. Opaque window to the rear elevation.

### External

Externally there is a double driveway to the front leading to the single garage with up and over door. To the rear of the property there is the south-facing private and enclosed, low maintenance garden. The garden has artificial lawn, raised decked seating area and summerhouse.

## Energy Efficiency Rating

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(81-91) <b>B</b>	<b>79</b>	<b>79</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.















