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Royal George Close Shildon, DL4 2NE

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Price £240,000

Immaculately presented and modern four bedroomed detached family home, pleasantly positioned within Royal George Close in Shildon. Situated within a generous plot benefiting from having a large driveway to the front with garage converted for storage whilst the rear garden is enclosed and private with patio area, summerhouse with power and lawned area. There is a range of local amenities within the town, including schools, local shops, cafes and retail stores whilst a further range of facilities are available in the nearby retail park and Bishop Auckland's town centre which has supermarkets, secondary schools, restaurants as well as high street stores. There is an extensive public transport system via both rail and bus whilst the A68 is close by leading to the A1(M) both North and South, ideal for commuters.

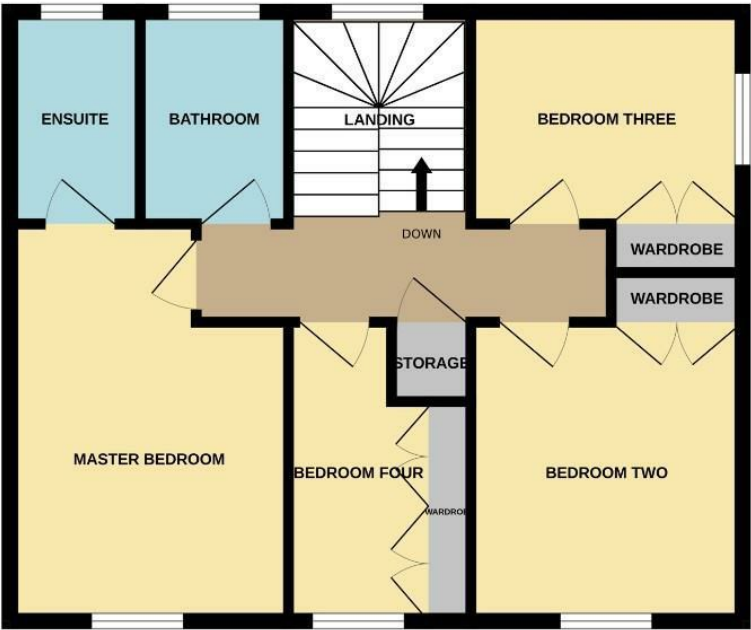
In brief the property comprises; an entrance hall leading through into the living room, dining room, spacious kitchen/breakfast room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, three further bedrooms and family bathroom. Externally the property has a large driveway to the front for multiple cars, along with garage which has been converted into additional storage with electric roller shutter door. To the rear of the property there is a beautiful landscaped garden, with large lawned area, patio area ideal for outdoor furniture, storage shed and summerhouse with power and lighting.

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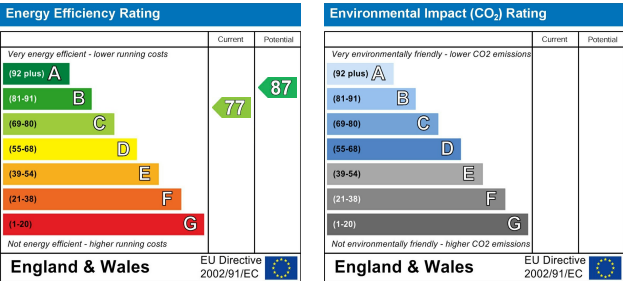
GROUND FLOOR



1ST FLOOR



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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Living Room

10'9" x 9'10"

Bright and spacious living room, with neutral decor, ample space for furniture, solid oak flooring and French doors leading into the garden.

Dining Room

12'9" x 9'0"

The dining room is another great size, with space for a dining table and chairs along with further furniture, again fitted with oak flooring throughout.

Kitchen

21'11" x 10'0"

Beautifully fitted kitchen comprising a range of contemporary wall, base and drawer units, complementing marble work surfaces, splash backs and sink/drainage. Fitted with a range of integrated appliances; including a double oven, hob, fridge/freezer, dishwasher, washing machine and beer fridge. Fitted with a kitchen island as well as further seating area overlooking the garden.

Cloakroom

5'6" x 2'11"

Fitted with a WC, wash hand basin and Karndean flooring.

Master Bedroom

14'9" x 9'10"

The master bedroom provides space for a king sized bed, fitted wardrobes and window to the front elevation.

Ensuite

7'1" x 4'11"

The ensuite contains the double walk in shower cubicle, WC and wash hand basin.

Bedroom Two

10'11" x 10'2"

The second bedroom is another double bedroom with built in wardrobes window to the front elevation.

Bedroom Three

10'3" x 7'6"

The third bedroom is a further double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Four

10'9" x 4'11"

The fourth bedroom is being used as a dressing room, fitted with a range of built in wardrobes. Window to the front elevation.

Bathroom

7'1" x 5'2"

The bathroom is fitted with a panelled bath with perimeter tiles, WC and wash hand basin.

External

Externally the property has a large driveway to the front for multiple cars, along with garage which has been converted into additional storage with electric roller shutter door. To the rear of the property there is a beautiful landscaped garden, with large lawned area, patio area ideal for outdoor furniture, storage shed and summerhouse with power and lighting.

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.







