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Royal George Close, Shildon

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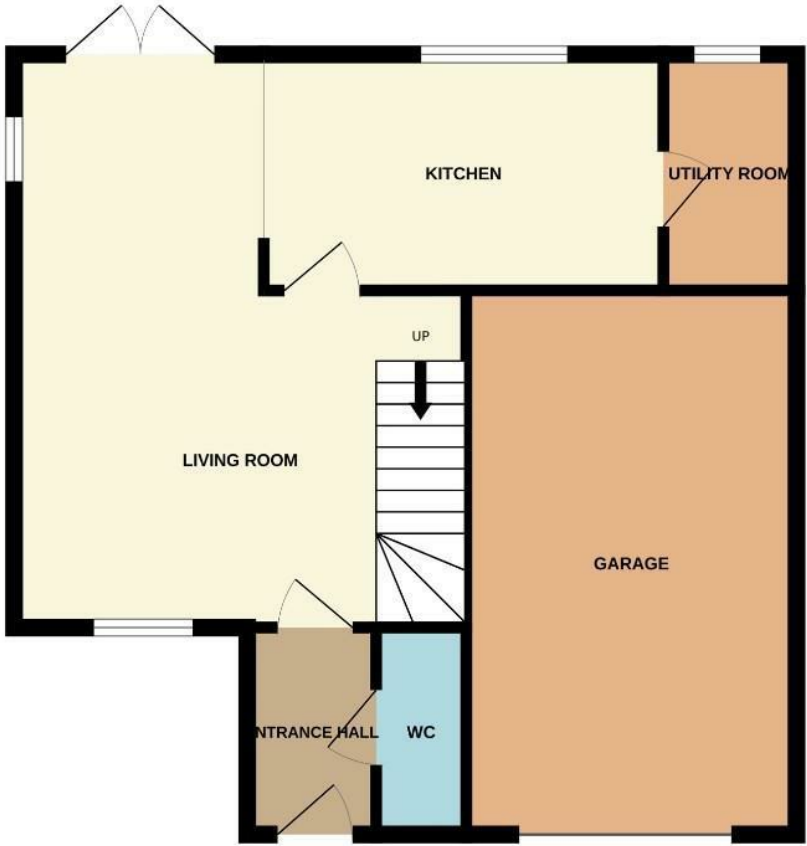
Price £200,000

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 whilst the rear garden is enclosed and private with composite decking and lawn. 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.

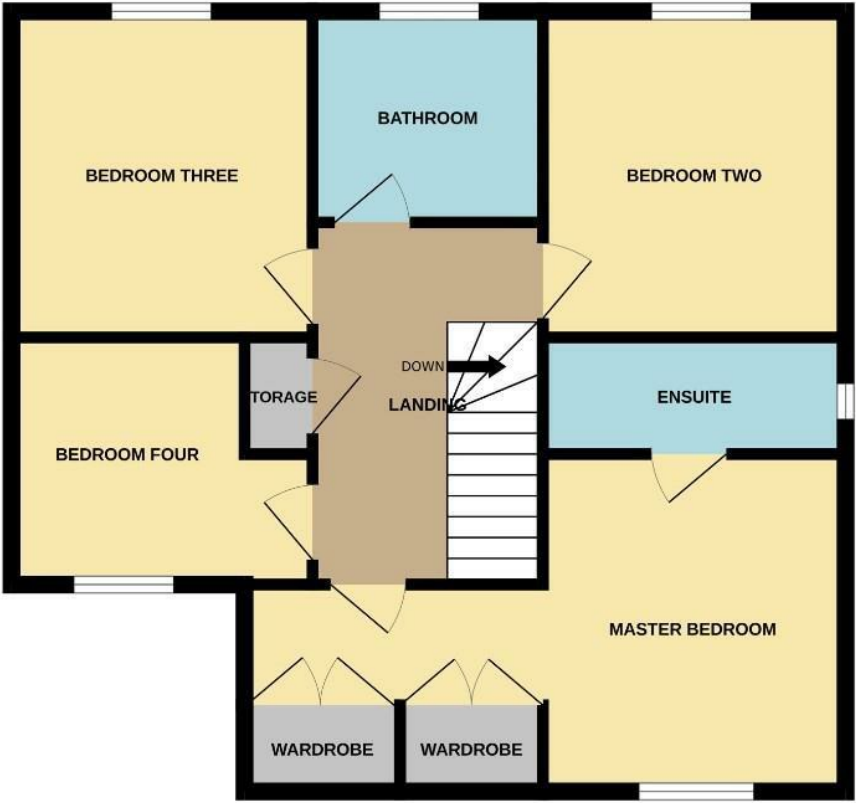
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further spacious bedrooms and family bathroom. Externally the property has a driveway and garage to the front providing ample off street parking, whilst to the rear there is a private enclosed garden mainly laid to lawn with decked area ideal for outdoor furniture.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Living Room**

19'0" x 15'1"

Spacious and naturally bright main reception room offering ample space for furniture.

**Kitchen**

12'1" x 7'10"

Beautifully designed kitchen fitted with a range of Shaker Style units, wooden work surfaces, integrated oven with hob as well as ceramic sink/drainers.

**Utility Room**

7'10" x 5'2"

Fitted with further units providing additional storage and space for appliances.

**Cloakroom**

3'11" x 2'9"

Fitted with low level WC and wash hand basin.

**Master Bedroom**

10'9" x 10'2"

The master bedroom is a generous king size, with fitted wardrobes for storage and access to private ensuite.

**Ensuite**

10'2" x 3'11"

Modern ensuite fitted with a walk in double shower, wash hand basin vanity and low level WC.

**Bedroom Two**

10'5" x 10'2"

The second bedroom is a good sized double with plenty of space for furniture.

**Bedroom Three**

10'9" x 10'2"

The third bedroom is a also good sized double with plenty of space for furniture.

**Bedroom Four**

10'2" x 6'10"

The final bedroom is a single bedroom with window to front elevation.

**Bathroom**

7'6" x 6'10"

Stunning bathroom fitted with a low level WC, wash hand basin vanity unit and free standing bath.

**External**

Externally this property is located within a generous corner plot, with driveway to front leading to garage. Whilst to the rear is the large garden, not overlooked, mainly laid to lawn with patio area for outdoor furniture.





