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Raven Court Shildon, DL4 2GX

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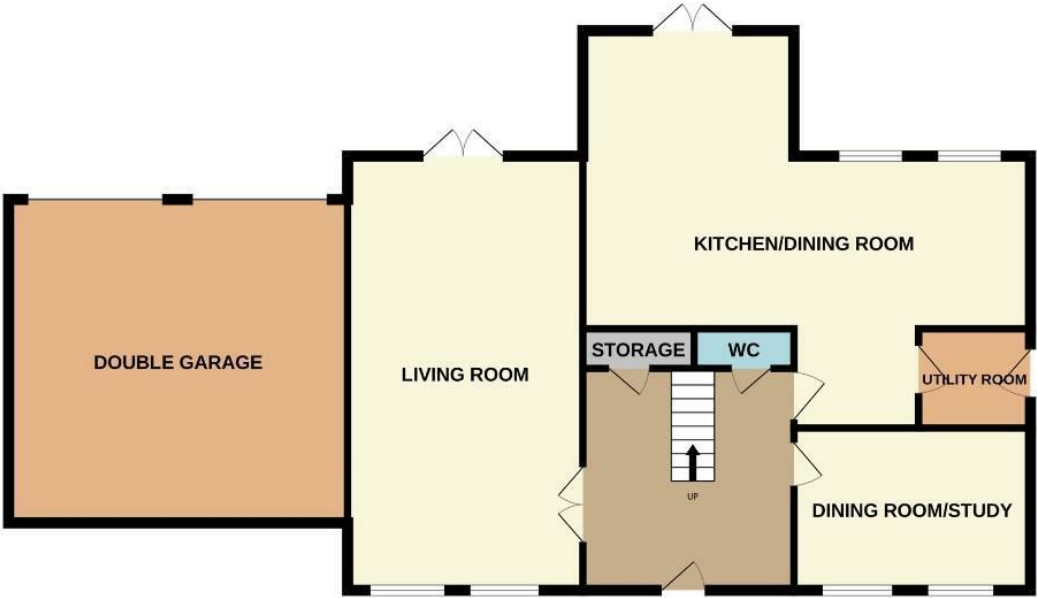
Offers In Excess Of £320,000

Immaculately presented, five bedroomed detached family home. The property benefits from a large enclosed garden, driveway and double garage providing ample parking. The property is situated in the Middridge Vale development on the outskirts of Shildon overlooking the North East Community Forest. Ideally located for amenities, the town centre and both Tindale Retail Park and Bishop Auckland provide a range of facilities such as; supermarkets, popular high street retail stores, restaurants and both primary and secondary schools. The A6072 is nearby and leads to the A68 and then to the A1(M) both North and South, perfect for commuters. There is an extensive public transport system in the area allowing for frequent access to neighbouring towns and villages, Newton Aycliffe, Bishop Auckland and Darlington.

In brief the property comprises; an entrance hall leading through into the living room, kitchen, dining room, utility room and cloakroom to the ground floor. Whilst the first floor contains the large master bedroom with ensuite, four further spacious bedrooms and the family bathroom. Externally the property has a large landscaped garden to the rear, with lawn, established perimeter borders and patio area ideal for outdoor furniture. There is also a large driveway and double garage providing ample off street parking for up to four vehicles.

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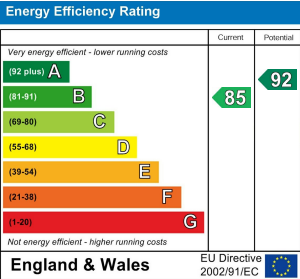
GROUND FLOOR



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

23'3" x 12'9"
Spacious and bright living room, providing ample space for furniture, modern decor along with both windows to the front elevation and French doors to the rear allowing lots of natural light.

Kitchen

23'11" x 12'5"
The kitchen has been fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated double oven, hob and overhead extractor hood. Space is available for free standing appliances including a fridge/freezer and dishwasher. French doors to the rear lead out into the garden.

Dining Room/Study

12'5" x 9'6"
The dining room is another spacious reception room, with space for a table and chairs, further furniture and window to the front elevation.

Utility Room

The utility room provides additional storage and space for a washing machine and dryer.

Cloakroom

5'10" x 2'11"
Fitted with a WC and wash hand basin.

Master Bedroom

14'7" x 12'7"
The master bedroom is an impressive size, with room for a king sized bed, further furniture and two windows to the front elevation.

Ensuite

8'6" x 5'6"
The ensuite is fitted with a shower cubicle, WC and wash hand basin.

Bedroom Two

12'9" x 12'3"
The second bedroom is another large double bedroom with two windows to the front elevation.

Bedroom Three

12'9" x 11'1"
The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

9'10" x 10'9"
The fourth bedroom is a further double bedroom with window to the rear elevation.

Bedroom Five

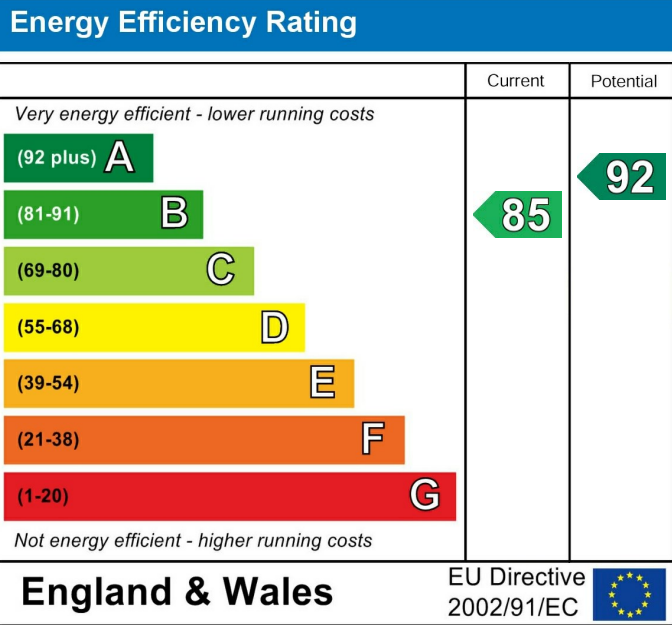
8'4" x 7'1"
The fifth bedroom is a spacious single bedroom with window to the rear elevation.

Bathroom

11'5" x 7'1"
The bathroom contains a panelled bath, corner shower cubicle, WC and wash hand basin.

External

Externally the property has a large landscaped garden to the rear, with lawn, established perimeter borders and patio area ideal for outdoor furniture. There is also a large driveway and double garage providing ample off street parking for up to four vehicles.



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.





