



25 Sorrel Close

Shotton Colliery, Durham, DH6 2LB

Offers over £185,000



**** NO CHAIN, MOTIVATED SELLER **** Igomove happily present this beautiful, four bedroom detached house located on a sought after modern estate, situated within desirable schools catchment areas and near to the A19 for commuting, this ideal family residence benefits from a multitude of desirable features including; four excellent bedrooms (master with en suite facilities), delightful family bathroom, lovely lounge, fantastic dining kitchen, inviting hallway, guest cloakroom, large driveway, garage, well presented gardens, uPVC double glazing, gas central heating, neutrally presented throughout, freehold.

EPC rating: C

Council tax band: D



Modern facade, lawned garden, driveway to integral garage, front door into;

Inviting entrance hall with stairs to the first floor accommodation, tiled flooring, neutral decor.

Guest cloakroom comprising close coupled toilet and wall mounted wash basin, complimentary tiled backsplash.

Superb lounge with window to the front elevation, neutral colour palette.

Fabulous kitchen diner with both window and French doors overlooking the rear garden, with ample space for dining table and chairs and the kitchen area is fitted with a host of modern wall, base and drawer cabinets with complimentary heat resistant surfaces, integrated oven, integrated gas hob, integrated hidden extractor, integrated fridge, plumbing for washing machine, stainless one and a half bowl sink with chrome mixer tap, tied backsplash, tiled flooring.

To the first floor landing there is a side elevation window, fitted storage cupboard and access to;

Master double bedroom with window to the front elevation, neutrally presented and with access to;

En suite shower room comprising shower enclosure, WC and wash basin, complimentary tiling.

Bedroom two is another double with rear aspect window, neutral decor.

Bedroom three is a good sized room located to the front of the property, superb decor.

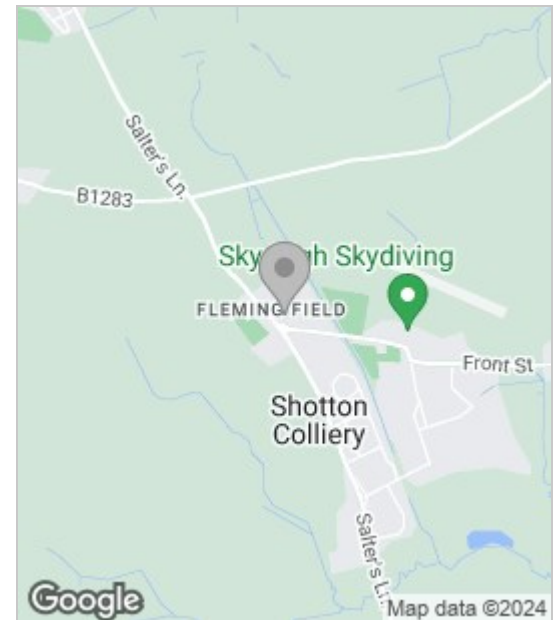
Bedroom four is situated to the rear, excellent decor, good proportions.

The pristine family bathroom comprises bath, close coupled WC and pedestal wash basin, complimentary half tiled walls and tiled flooring.

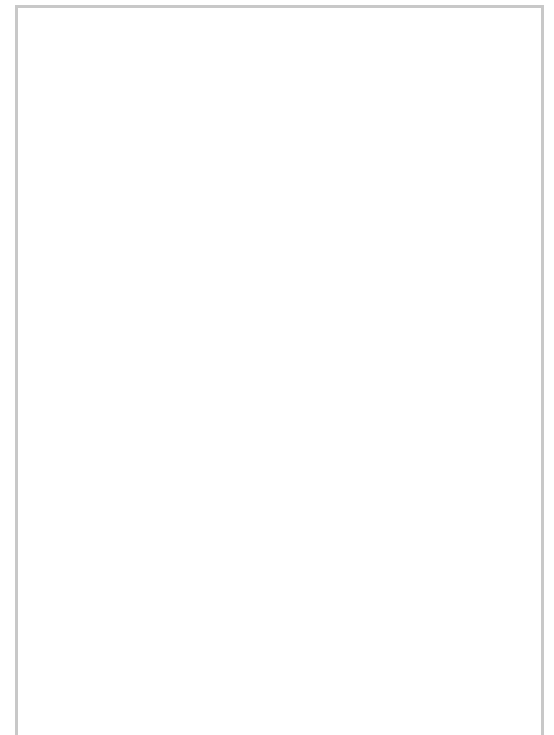
To the rear is an enclosed lawned garden with decking area and garden shed, raised flower beds.

Certainly worthy of an internal inspection, this delightful family home in a desirable area can be viewed by contacting the Igomove team at our first opportunity

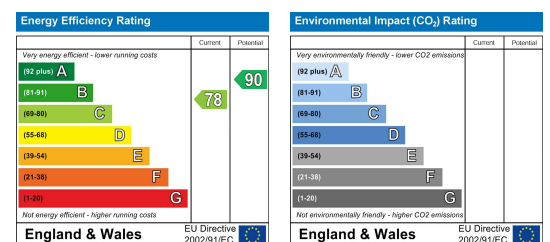
Area Map



Floor Plan



Energy Efficiency Graph



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