

# BRUNTON

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## RESIDENTIAL



**HIGHSTEADS, MEDOMSLEY, CONSETT, DH8**

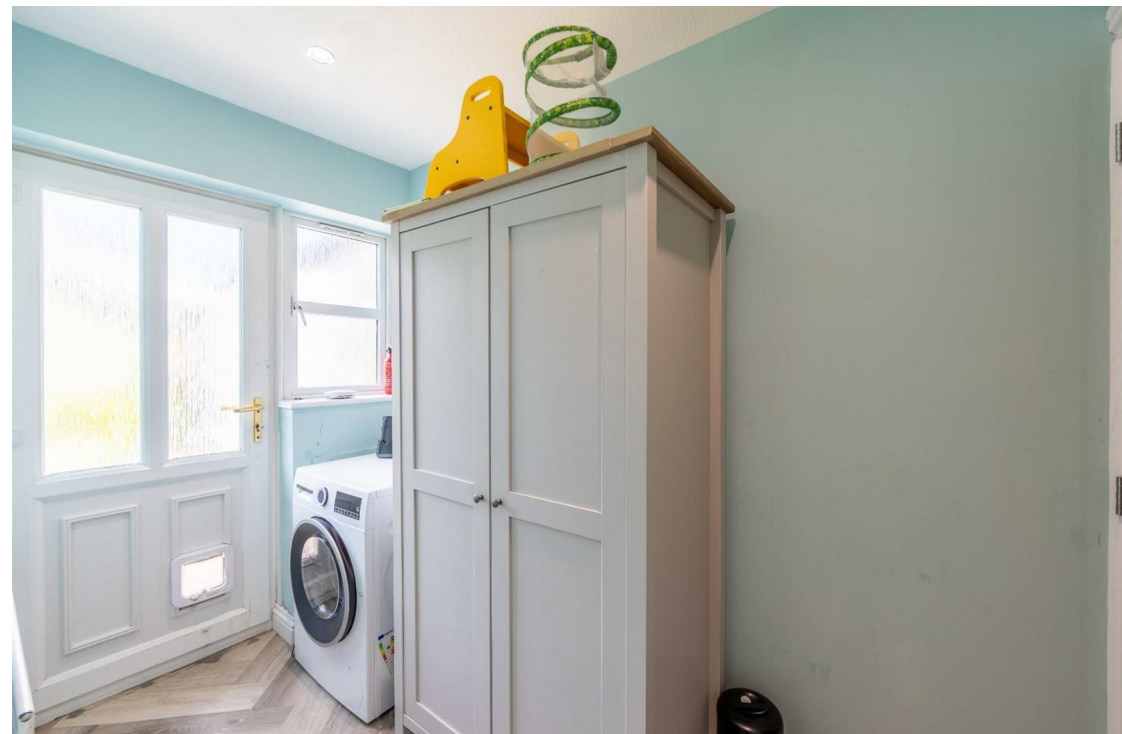
Offers Over £375,000

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Brunton residential are thrilled to present this detached property at Highsteads, a prestigious development located on the edge of the highly regarded village of Medomsley in County Durham, just three miles northeast of Consett town centre. Medomsley offers a range of local amenities, including a convenience store, two popular pubs, and a well-regarded Church of England primary school.

The area is well positioned for access to both Consett and nearby Shotley Bridge, while excellent transport links via the A692 and A691 provide easy commuting to the regional cities of Newcastle and Durham, which lie approximately 10–13 miles away.

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Upon entering, you are welcomed into a hallway with parquet herringbone-style flooring, stairs to the first floor, an understairs storage cupboard, and a WC, which features wood-effect flooring and part-tiled walls.

To the left, spanning the full depth of the property, is a well-proportioned kitchen/diner with a continuation of the herringbone-style flooring, a dual-aspect windows, and space for a dining table. The kitchen is well-equipped with a range of floor units, integrated appliances including an oven, hob, and extractor fan, and wood worktop surfaces. From the kitchen, there is access to a utility room, which includes a storage unit and an external door leading outside.

To the right of the hallway is a spacious lounge with a front aspect window, which leads into a bright garden room/ conservatory at the rear. The garden room benefits from wood-effect flooring and French doors opening out onto the rear garden.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, three of which include fitted wardrobes. The principal bedroom also benefits from an en suite shower room. There is a storage unit on the landing, as well as a fully tiled family bathroom, fitted with a bath, overhead shower, wash basin, and WC.

Externally, to the front of the property, there is a driveway leading to a double garage and a well-maintained front garden with a lawn, shrubs, hedges, and mature plants. To the rear, the garden is of a good size and mainly laid to lawn, with a patio seating area, well-stocked borders featuring shrubs, trees, and plants, and fenced boundaries.

The property is fitted with west facing solar panels which feed directly to a Tesla powerwall charging system in the garage.



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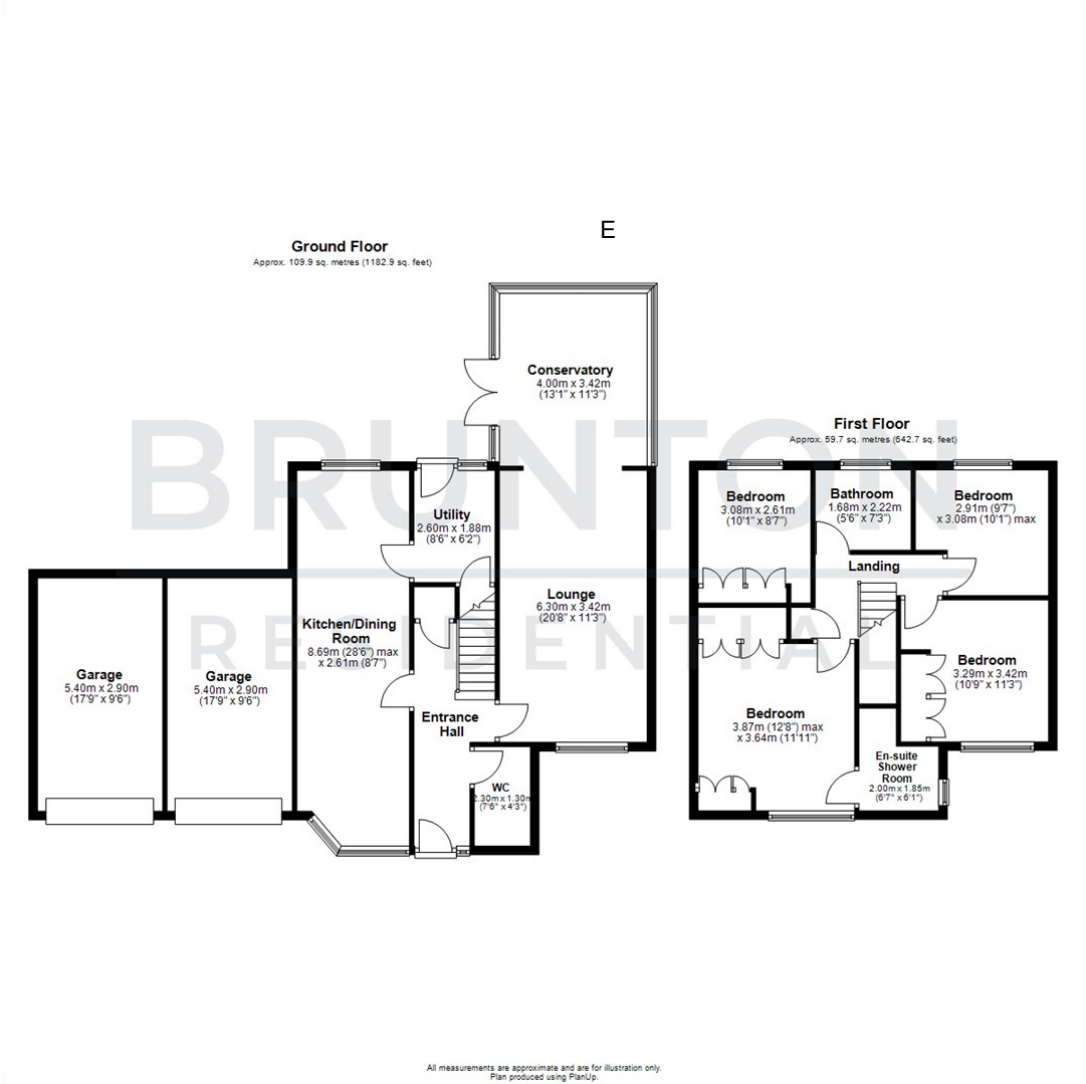
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING : C



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		
	71	81
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		