

Ivatt Walk, Shildon, DL4 2GL  
Offers in the region of £180,000



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## Offers in the region of £180,000

### Council Tax Band: C

Located on the sought-after Middridge Vale development in Shildon, this delightful detached house on Ivatt Walk offers a perfect blend of comfort and modern living. With three generously sized bedrooms, including a principal suite complete with an ensuite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a lovely kitchen and dining room, perfect for entertaining or enjoying family meals. A useful utility room & ground floor cloak/WC adds practicality, while the good-sized lounge at the front of the house provides a welcoming space to relax. The property boasts two well-appointed bath/shower rooms, ensuring convenience for all residents.

Outside, the landscaped rear gardens are designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. The driveway, accessed from the rear, accommodates two vehicles, and there is also a garage, providing ample parking.

This property is not only a beautiful home but also situated in a vibrant community.

uPVC double glazing, plus double glazed composite front & rear doors, and gas central heating via a 'Combi boiler'.

#### Ground floor

Entrance hallway, ground floor cloak/WC, lounge to the front and dining kitchen to the rear. The kitchen provides a fantastic range of modern units and integrate appliances comprise electric ceramic hob with extractor hood, oven, fridge/freezer and dishwasher. There are French doors leading to the rear garden ideal for alfresco dining.

#### First floor

Landing with hatch allowing loft access and useful linen cupboard. Three well-dressed bedrooms and a contemporary family bathroom. The principal bedroom enjoying an ensuite shower room.

#### Externally

Small landscaped garden to the front featuring gravelled and artificial lawn area. Pedestrian side access to the landscaped rear garden, providing an excellent place to relax and unwind during those warmer months enjoying artificial lawn, decking and raised bedding. The double driveway and garage are accessible from the rear, the garage featuring an up & over door, lighting and power.

#### Please note:

Council tax Band - C

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only, and includes the garage.

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#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy.

No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Front Elevation

##### Entrance Hallway

4'8" x 13'1" (1.44 x 3.99)

#### Ground Floor Cloak/WC

3'0" x 5'3" (0.93 x 1.62)

#### Lounge

12'11" x 12'2" (3.94 x 3.72)

#### Dining Kitchen

17'11" x 9'4" (5.48 x 2.87)

#### Utility Room

7'6" x 5'5" (2.30 x 1.66)

#### First Floor Landing

##### Principal Bedroom

11'10" x 10'5" (3.63 x 3.19)

##### En-suite Shower Room

5'10" x 5'8" (1.78 x 1.74)

##### Second Bedroom

9'6" x 9'6" (2.91 x 2.90)

##### Third bedroom

8'3" x 9'5" (2.53 x 2.88)

#### Bathroom

5'6" x 7'1" (1.69 x 2.18)

#### Rear Garden

#### Garage

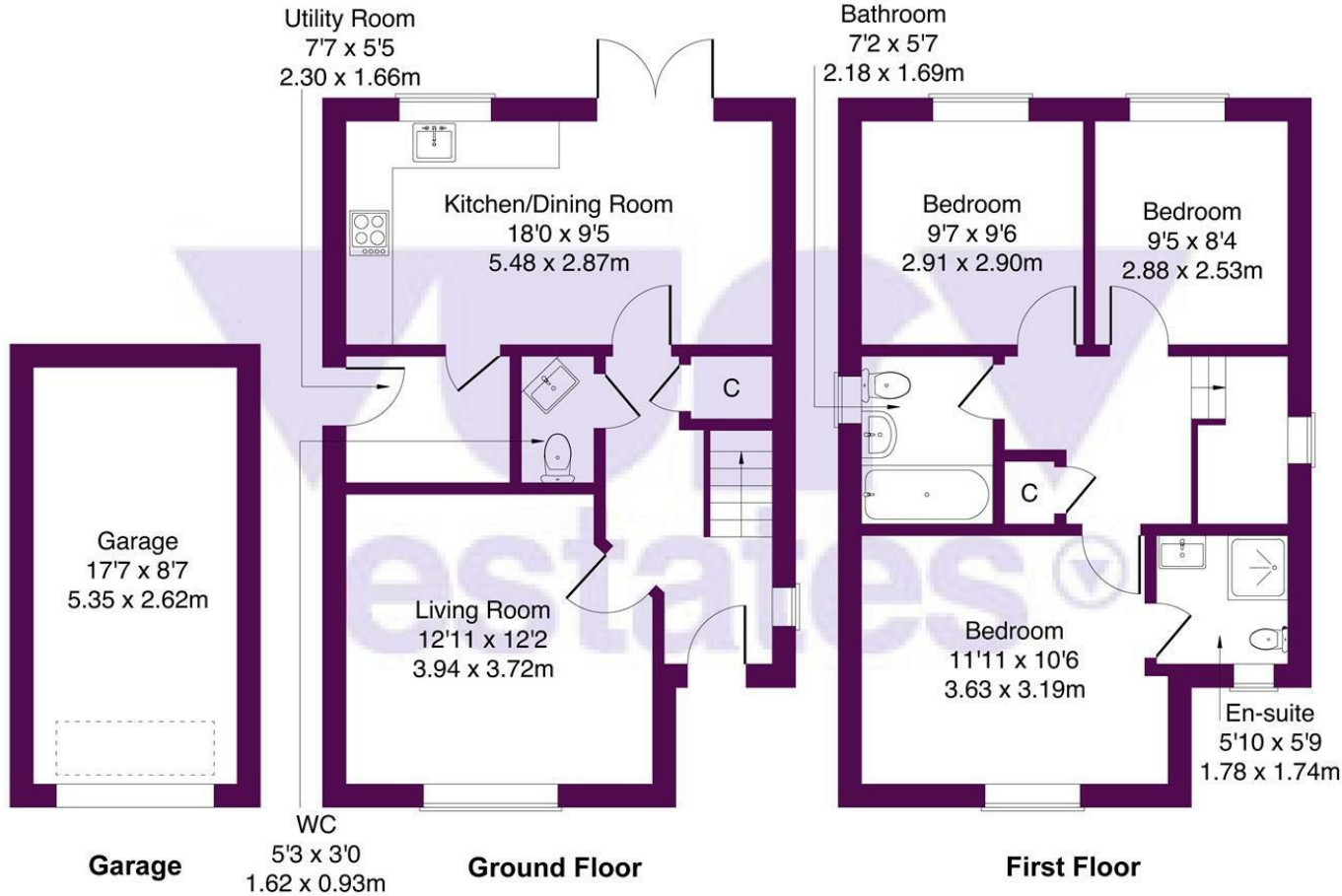
17'6" x 8'7" (5.35 x 2.62)





# Ivatt Walk

Approximate Gross Internal Area: (1109 sq ft - 103 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
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65 Duke Street  
Darlington  
County Durham  
DL3 7SD  
01325 804850  
sales@vurvstates.co.uk  
<https://www.vurv.online/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	