

## 12 Arkless Grove, The Grove, Consett, DH8 8AB Offers Over £245,000

Presenting an immaculate detached house, offered for sale in a truly sought-after location. This superb property boasts four well-proportioned bedrooms, making it an exceptional choice for first-time buyers and families alike. The master bedroom features an ensuite and built-in wardrobes, ensuring comfort and convenience, while the second double bedroom also benefits from built-in wardrobes. A further double and a single bedroom provide versatile accommodation for family members or guests.

Enhancing the property's appeal are two generous open-plan reception rooms, each with large windows that flood the space with natural light and offer seamless access to the garden. These versatile living areas are perfect for entertaining or relaxing with loved ones, effortlessly blending indoor and outdoor living.

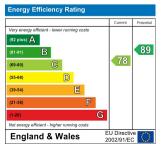
The well-appointed kitchen is a standout feature, complete with a utility room, ample natural light, and dedicated dining space. This layout is ideal for busy family life or entertaining friends.

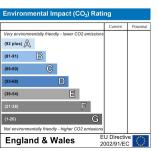
Additional benefits include two modern bathrooms, an EPC rating of C, and council tax band D. The property comes with off-street parking and a single garage, offering practicality and peace of mind, while the attractive garden provides a tranquil retreat for outdoor enjoyment.

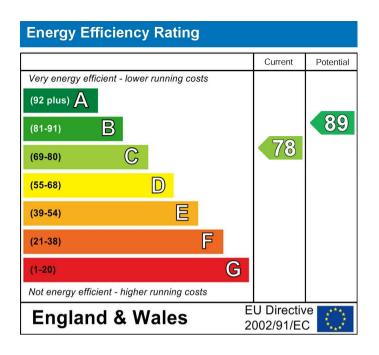
The location is second to none, with excellent public transport links, highly regarded nearby schools, and easy access to local amenities, green spaces, parks, walking and cycling routes. This splendid home brings together modern comforts with a prime location, offering an unrivalled lifestyle opportunity for discerning buyers. Early viewing is highly recommended.

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