



12 Clarendon Court Shildon DL4 1RB

- 4 Bedroom Detached Family Home
- Popular Residential Development
- Off Road Parking
- Enclosed Rear Garden
- No Onward Chain
- Viewing Essential

Offers in The Region Of £219,950

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It is with great pleasure that Rea Estates offer to the sales market this 4 Bedroom Detached Family Home, situated within a popular residential development on the outskirts of Shildon, which is home to the Locomotion Museum, due to it having the first station, built in 1825, and locomotive works on the Stockton and Darlington Railway.

The town itself offers a range of shops, cafes, recreational facilities and an extensive public transport system via both rail and bus whilst the A68 is close by leading to the A1(M) for travel both North and South.

Warmed via Gas Central Heating, and having uPVC Double Glazing throughout, the internal layout briefly comprises, Entrance Hallway with staircase rising to the first floor, Spacious fitted Kitchen and dining area. The lounge is very spacious overlooking the front garden.

To the first floor there is a Family Bathroom and four Bedrooms, the master having en-suite facilities.

Externally the property has an open plan garden to the front with a driveway, providing off road parking facilities. There is also an integral garage. To the rear, an enclosed garden which is not directly overlooked with patio doors from the dining area offering

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

Composite entrance door to hallway with central heating radiator and staircase rising to the first floor.



Kitchen:

22'082x 8'11" (6.90m X 2.72m)

Fitted with a range of white base and wall units, with ample electrical sockets, complementary black work surfaces and tiled splash backs. Integrated electric oven and hob and stainless-steel extractor hood. Inset sink unit with central mixer tap, space and plumbing for washing machine. New wooden flooring in kitchen and rear hallway which also boasts a downstairs W.C.



Dining Area



Dining area is spacious with plenty of space for table and chairs and sideboards with patio doors opening out to rear patio/dining area. Very tastefully decorated.

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Lounge:**14'11" max x 9'11" (4.54m x 3.02m)**

A lovely spacious room situated to the front of the house with views over the front garden. Double glazed alcove window, allowing additional space. Radiator and television aerial point. Three double sockets, decorative electric fire and beautiful wooded flooring.

**Master Bedroom:****11'03" x 10'01" (3.44m x 3.08m)**

A spacious double bedroom situated to the front of the house, providing ample space for a double bed. It has a fitted in wardrobe and boasts a good sized en-suite bathroom with white suite and separate shower.

**En Suite****Bedroom Two****10'07" x 10' 2" (3.23m x 3.09m)**

Window to the rear elevation overlooking the garden.

Bedroom Three:**9.01 x 9.00 (2.76m x 2.75m)**

Ample sized third bedroom again overlooking the front garden.



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Bedroom Four: 10'01" x 9.00 (3.07m x 2.75m)



Currently used as a game's room/office.

Externally

To the rear of the house there is an open plan garden which is laid to lawn with patio area accessed from rear door or dining area patio doors.



It is worth noting that all the windows and doors in the property were replaced five years ago and are in as-new condition.

Bathroom: 12'02 x 4'11"(3.70m x 1.50m)

Part tiled bathroom fitted with a white, low level w/c and pedestal wash hand basin. Obscure double glazed window, ceiling mounted extractor fan and heated towel radiator.



Externally

To the rear of the house there is an open plan garden which is laid to lawn with patio area accessed from rear door or dining area patio doors. There is a wooden fence enclosing the rear garden which was only erected last year.

