



6 West Park Shildon DL4 1LW

- 4 Bed Detached Family Home
- Sought After Residential Development
- Excellent Transport Links
- 2 En-Suite Bedrooms
- Garage and Driveway
- Viewing Essential

Offers In The Region Of £235,000

6 West Park



A rare opportunity has arisen to purchase a substantial Four Bedroom Detached Family Home, occupying a generous plot, situated at the head of a small exclusive residential development.

The market town of Shildon, which is home to the National Railway Museum, is approximately 4 miles southeast of Bishop Auckland and 9 miles north of Darlington. The property has good transport links with the A6072 trunk road giving access to the A1(M) for travel North and South. There are also rail links to both Darlington and Bishop Auckland. The ever expanding Tindale Crescent Retail and Leisure Park, which will soon include a multiplex cinema and bowling alley, is a short drive away.

Recently redecorated and carpeted, the internal layout briefly comprises; Entrance Hallway, a well proportioned Lounge, open plan Kitchen/Diner, Utility Room and Ground Floor Cloakroom/Wc.

To the first floor, a Family Bathroom and Four Bedrooms, two of which boast En-Suite Facilities.

Externally to the front of the house there is a block paved forecourt, providing added off road parking facilities, leading to an attached Garage (currently divided into two rooms)

To the rear, the enclosed garden benefits from open views across the surrounding countryside.

In our opinion, this property will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the accommodation on offer.

Entrance Hallway

uPVC glazed entrance door opening to hallway with cornice to ceiling, feature wood panelling, radiator, solid oak flooring and staircase rising to the first floor. Doors to under stair storage cupboard, kitchen and lounge.



Lounge:**15'04 x 11'8 (4.57m x 3.35m)**

A well proportioned lounge with bay window to the front elevation, allowing lots of natural light to flood through. Cornice, feature wood panelled wall, radiator and square arch to kitchen diner.

**Kitchen Diner:****21'11 x 9'07 (6.40m x 2.92m)**

A lovely open plan kitchen diner fitted with an extensive range of base, drawer and wall units, complementary work surfaces (incorporating breakfast bar) tiled splash backs and inset one and a half bowl sink unit with central mixer tap. Integrated appliances to include; Neff electric oven and induction hob, fridge freezer and dishwasher. Cornice, recessed ceiling lights, radiator, window to the rear and access to utility.



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.



The dining area provides ample space for family dining and entertaining. Cornice, contemporary vertical central heating radiator and French doors opening to the rear garden.

Utility Room:
6'0 x 5'10 (1.82m x 1.77m)

Matching base, wall unit and work surface. Cornice, wall mounted central heating boiler, door to cloakroom w/c, external door opening to the rear garden.



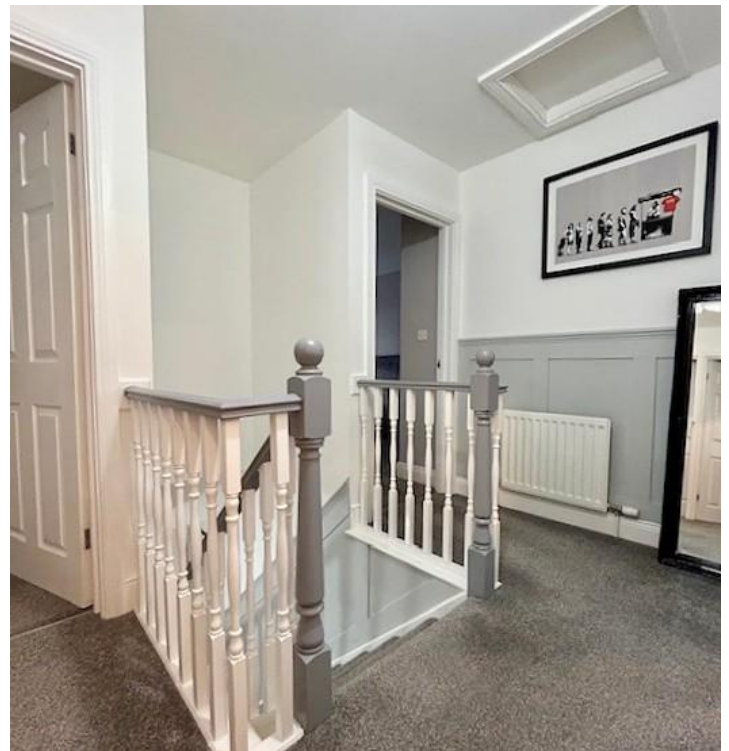
Cloakroom/Wc

Comprising; low level w/c and wash hand basin inset to vanity unit. Chrome towel radiator and obscure double glazed window.



First Floor Landing

Access to the fully boarded loft space, radiator and cupboard housing hot water cylinder.



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Master Bedroom:

18'0 max x 10'11 ex robes (5.49 x 3.34)

A double room of generous proportions overlooking the front of the house. Fitted wardrobes, radiator and door to en-suite.



Bedroom Two:

14'4 max x 9'2 (4.36m x 2.79m)

A second double room situated to the front of the house, with ample space for a range of free standing bedroom furniture.



En-Suite

Shower enclosure with rainfall and hand held units, low level w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome towel radiator, shaver point and obscure double glazed window.



En-Suite

Comprising; shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Shaver point, radiator and obscure double glazed window to the side elevation.

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Bedroom Three:

10'07 x 9'2 (3.23m x 2.79m)

Benefitting from open views across the surrounding countryside. Window to rear and radiator.

Bedroom Four:

10'10 x 7'1 (3.29m x 2.17m)

Utilised as an office by the current vendor. Window to the rear, radiator and built in storage cupboard with hanging rail.



Externally

To the front of the house an open plan garden which is block paved for ease of maintenance, providing off road parking for up to three cars. An attached garage with up and over door is divided into sections, the front for added storage and the rear as a utility/laundry room, with space and plumbing for washing machine and external door opening to the side elevation.

The private and enclosed rear garden is laid to lawn, with patio areas, providing ideal spots for 'al fresco' dining.



Bathroom:

7'4 x 7'1 (2.24m x 2.16m)

Part tiled bathroom fitted with a white suite comprising; mains fed shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, chrome towel radiator and obscure double glazed window.



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