

Wordsell Way, Shildon, DL4 2GU | Offers in the region of £265,000



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A DOUBLE-FRONTED detached, spacious family 4/5 bedroom home spread over three floors and providing approximately 1646sq ft/153sq m of living accommodation. On a sought after new build estate, built in 2017, it has the benefit of the remaining balance of the 10, year NHBC guarantee. With nearby local "Good" and "Outstanding" schooling, it also benefits from easy access to the A1(M) and further commuting routes.

An internal viewing will reveal a large and welcoming entrance hallway with ground floor WC and a versatile front aspect reception room which could be utilised as a large study, play room, sitting room or optional 5th bedroom. The ground floor is completed with a full-width living/dining room with French doors and "Juliet" balcony over the South facing rear garden. From the entrance hallway a staircase leads to the lower ground floor with a further WC and a fabulous full-width open plan fitted kitchen/breakfast room having French doors opening to the South facing, low maintenance rear garden with ample room for play and entertaining. A useful utility room completes the lower ground floor with space for a dryer, plumbing for an automatic washing machine with further storage and bench space. The first floor features a principal bedroom with en-suite shower room/WC, 3 further bedrooms and a recently installed modern family bathroom/WC featuring a waterfall shower. Externally there property occupies a corner plot with lawn and gravelled areas to the front and low maintenance enclosed gardens to the rear. Equipped with gas central heating to radiators and uPVC double glazing we would encourage an internal viewing at the earliest opportunity.







Tenure:- Freehold

Mains gas, (central heating to radiators),
electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

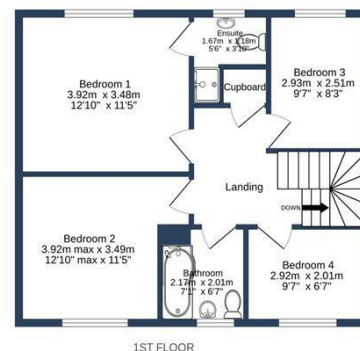
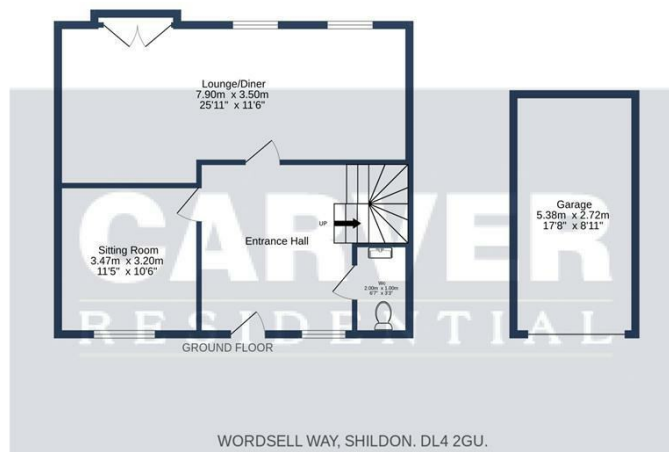
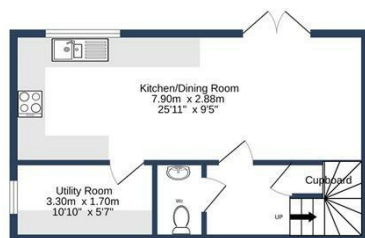
Local Authority:- Durham County Council





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	82	
(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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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