



Peppercorn Close, Shildon, DL4 2GP
3 Bed - House - Detached
£165,000

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Peppercorn Close Shildon, DL4 2GP

Welcome to Peppercorn Close, Shildon - a charming location for this stunning detached house! This property boasts a spacious 914sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day or hosting guests. With three bedrooms, there is plenty of space for everyone to have their own sanctuary.

Built in 2019, this house offers modern amenities and a fresh, contemporary feel throughout. The sleek design and thoughtful layout make this property a true gem in the heart of Shildon.

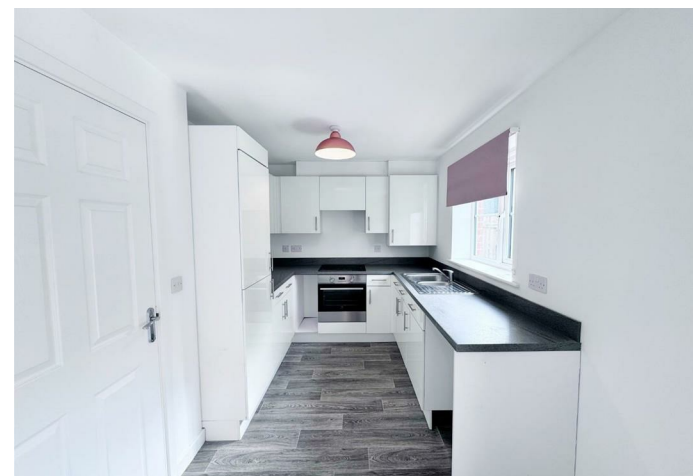
In brief the accommodation comprises ; Entrance Lobby, Lounge, Kitchen/Dining Room and WC to the ground floor, whilst to the first floor there are three Bedrooms, En suite and Family Bathroom. Externally there are gardens to the front and rear with driveway leading to single integral garage.

The location is ideal for amenities, with the town center and Tindale Retail Park nearby, offering supermarkets, retail stores, and educational institutions. The property's connectivity is also a plus, with the A6072 leading to the A68 and A1(M), facilitating easy commutes.

Don't miss the opportunity to make this house your home - book a viewing today and envision the possibilities that this property holds for you and your loved ones.

Energy Efficiency Rating B | Council Tax Band C | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111











GROUND FLOOR

Entrance Lobby

Lounge

15'7" x 10'3" (4.76 x 3.13)

Inner Lobby

WC

Kitchen/Dining Room

18'9" x 6'11" (5.73 x 2.13)

FIRST FLOOR

Landing

Bedroom 1

17'0" x 8'9" (5.19 x 2.69)

En Suite

Bedroom 2

11'4" x 8'8" (3.47 x 2.66)

Bedroom 3

9'9" x 7'2" (2.99 x 2.20)

Bathroom

External

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 78 Mbps

Mobile Signal/Coverage: Average

Tenure Freehold

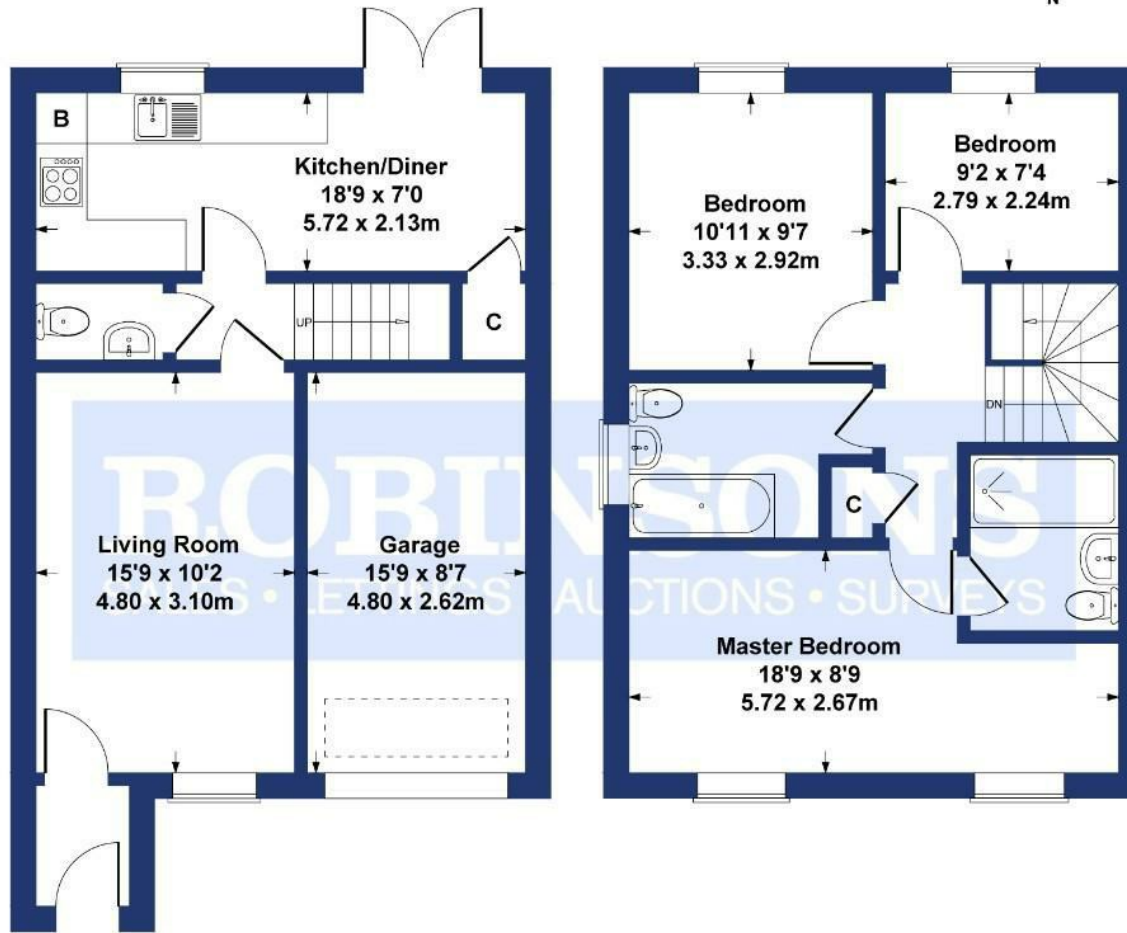
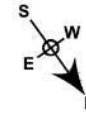
Council Tax: Durham County Council, Band C- Approx. £2161 (min)

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Peppercorn Close

Approximate Gross Internal Area
1049 sq ft - 97 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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