



Primrose Drive, Shildon, DL4 2JQ
4 Bed - House - Detached
Offers Over £210,000

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Primrose Drive Shildon, DL4 2JQ

Situated in the sought-after area of Primrose Drive, Shildon, this beautifully presented four-bedroom detached house is a remarkable find for those seeking a family home or a convenient base for commuting. With excellent transport links to Darlington, Durham, and Bishop Auckland, this property is ideally located for both work and leisure.

Upon entering, you are welcomed by a stylish glazed composite door that leads into a bright entrance hall, adorned with solid wood flooring and a charming spindled staircase. The spacious lounge, positioned at the front of the house, is bathed in natural light thanks to a UPVC box bay window and features modern laminate flooring, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the open-plan kitchen, dining, and family room, designed with both entertaining and family living in mind. This area boasts high-gloss storage units, integrated appliances, tiled flooring and generous space for dining furniture, all enhanced by an abundance of natural light from multiple windows and French patio doors that open onto the garden.

The original garage has been cleverly converted into a versatile craft or utility room, while still allowing for a storage area with an electric roller door. The first floor comprises four well-sized bedrooms, with the master bedroom benefiting from a newly fitted en suite for added convenience. Each bedroom is thoughtfully designed for comfort, with laminated flooring in the master and Karndean flooring in the other two bedrooms. The family bathroom has been recently transformed into a modern shower room, featuring stylish tiled flooring.

Externally, the property offers a double block-paved driveway, providing off-road parking for two vehicles. The south-facing rear garden is a delightful retreat, complete with two patio seating areas, a well-maintained lawn, and vibrant flower borders. This property encapsulates the essence of modern family life.













GROUND FLOOR

Entrance Hall

Lounge

16'4" x 10'4" (5.00 x 3.15)

Open Plan Kitchen/Dining/Family Room

25'5" x 9'8" (7.77 x 2.95)

WC

FIRST FLOOR

Landing

Bedroom 1

16'11" x 10'0" (5.16 x 3.07)

En-suite

Bedroom 2

14'0" x 8'5" (4.27 x 2.57)

Bedroom 3

10'7" x 8'2" (3.25 x 2.51)

Bedroom 4

8'2" x 8'0" (2.49 x 2.46)

Family Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average-Good

Tenure: Freehold

Council Tax: Durham County Council, Band D (£2551 Min)

Energy Rating: C

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 authorities. Robinsons cannot accept liability for any information provided.

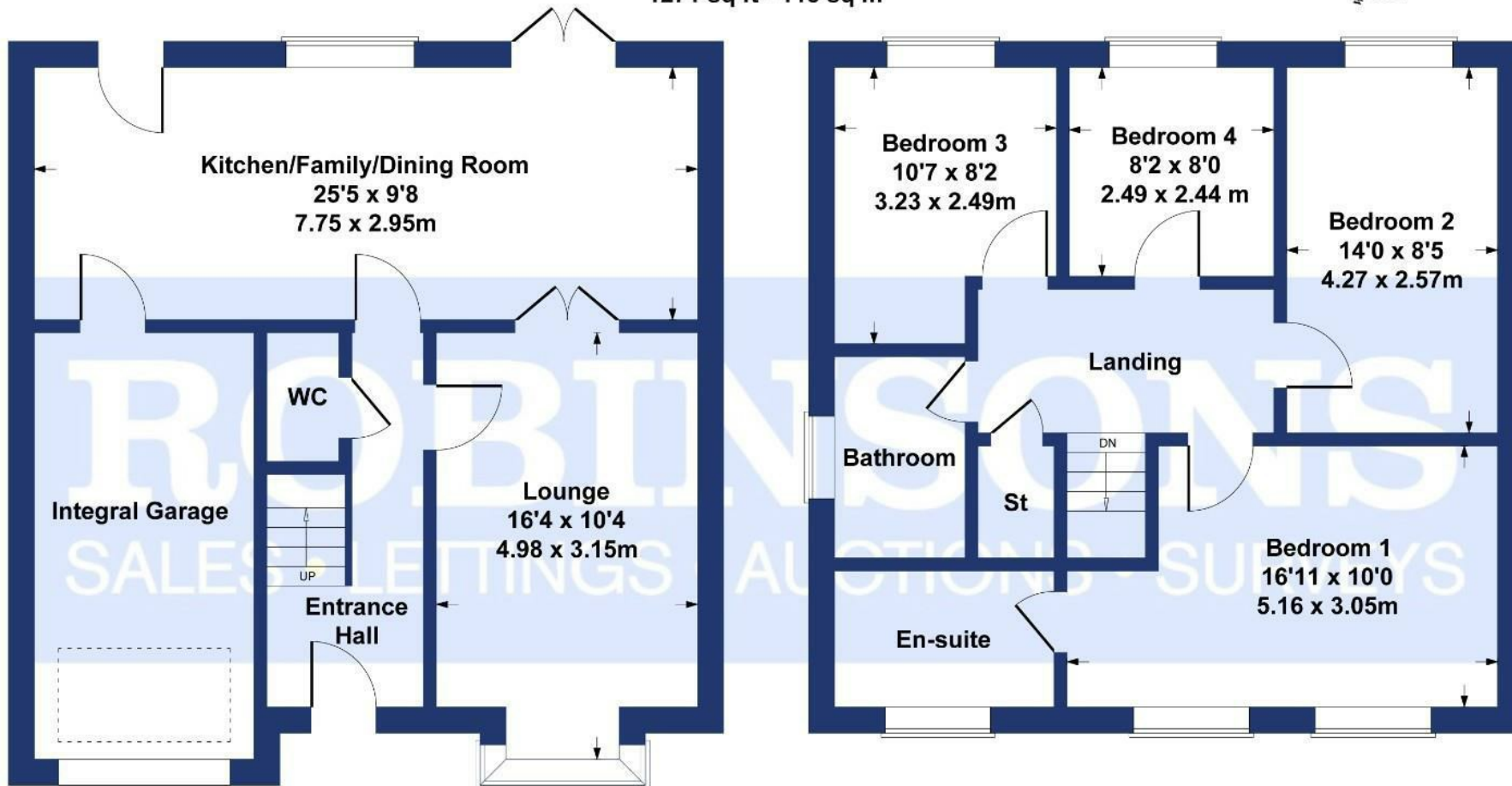


Primrose Drive

Approximate Gross Internal Area
1271 sq ft - 118 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 2025

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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