



**\*\* STUNNING FAMILY HOME \*\*\* COMPETITIVELY PRICED \*\***  
**\*\* FABULOUS CORNER PLOT \*\*\* PICTURESQUE RURAL SETTING \*\***  
**\*\* NO ONWARD CHAIN \*\***

We anticipate demand to be high for this truly impressive, large scale, four bedroom property delightfully positioned on this exclusive development.

Middridge is a highly sought-after village, where one can walk for miles and enjoy scenic beauty or simply relax and unwind in the comfort of your own garden which has a delightful sense of privacy which is so often sought but not often found. It has lovely curb appeal nicely set back with well tended gardens, and generous driveway leading to a double garage perfect for a mechanical or DIY enthusiast.

Please Note: Council tax band E. Freehold basis. EPC Band D  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Eden Grove, Middridge, Newton Aycliffe, DL5 7JG**

**4 Bed - House - Detached**

**Offers In The Region Of £360,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Eden Grove, Middridge, Newton Aycliffe, DL5 7JG



Internally there is light and airy accommodation in excellent decorative order enjoying open plan lounge to dining room perfect to maximise on family time. Useful ground floor W/C, beautifully appointed kitchen/breakfast room, four well-dressed bedrooms, the master with en-suite shower room, and nicely appointed family bathroom.

In our opinion this home will certainly suit the needs of a variety of buyers with viewings strongly recommended to appreciate what this home has to offer both inside and out.

## GROUND FLOOR

Entrance hallway with double glazed composite front door, modernised ground floor W/C with white suite, principal reception room enjoying views over the garden with pleasant open aspect to the dining room. Kitchen/breakfast room with breakfast bar, full height integrated fridge, and wall mounted Worcester Bosch boiler.

## FIRST FLOOR

Landing with window to the front elevation allowing natural light. Four good size bedrooms perfect for a growing family the master with an en-suite shower room (no w/c). Contemporary four piece family bathroom with bath, double walk-in shower, vanity wash hand basin and W/C.

## EXTERNALLY

Impressive, corner plot on this peaceful development in Middridge village. The sweeping front garden is extremely well cared for giving a fabulous first impression with generous block paved driveway to the side/rear and double garage with two electric roller doors, lighting and power. The garden has a nice sense of privacy, considered relatively low maintenance having been paved with flowering borders and feature pond, a great place to relax and unwind during those warmer months.

## ENTRANCE HALLWAY

## GROUND FLOOR/W.C

## LOUNGE

11'4" x 16'10" (3.47 x 5.14)

## DINING ROOM

16'5" x 7'10" (5.01 x 2.41)

## KITCHEN/BREAKFAST ROOM

tbc (tbc)

## FIRST FLOOR LANDING

## MASTER BEDROOM

10'8" x 10'11" (3.27 x 3.35)

## EN-SUITE SHOWER ROOM (No W/C)

## BEDROOM

10'7" x 12'2" (3.25 x 3.72)

## BEDROOM

7'7" x 8'9" (2.32 x 2.69)



**Eden Grove, Middridge, Newton Aycliffe, DL5 7JG**



**BEDROOM**

**9'5" x 9'3" (2.88 x 2.82)**

**BATHROOM/W.C**

**FRONT EXTERNAL**

**GARDENS**

**DOUBLE GARAGE**

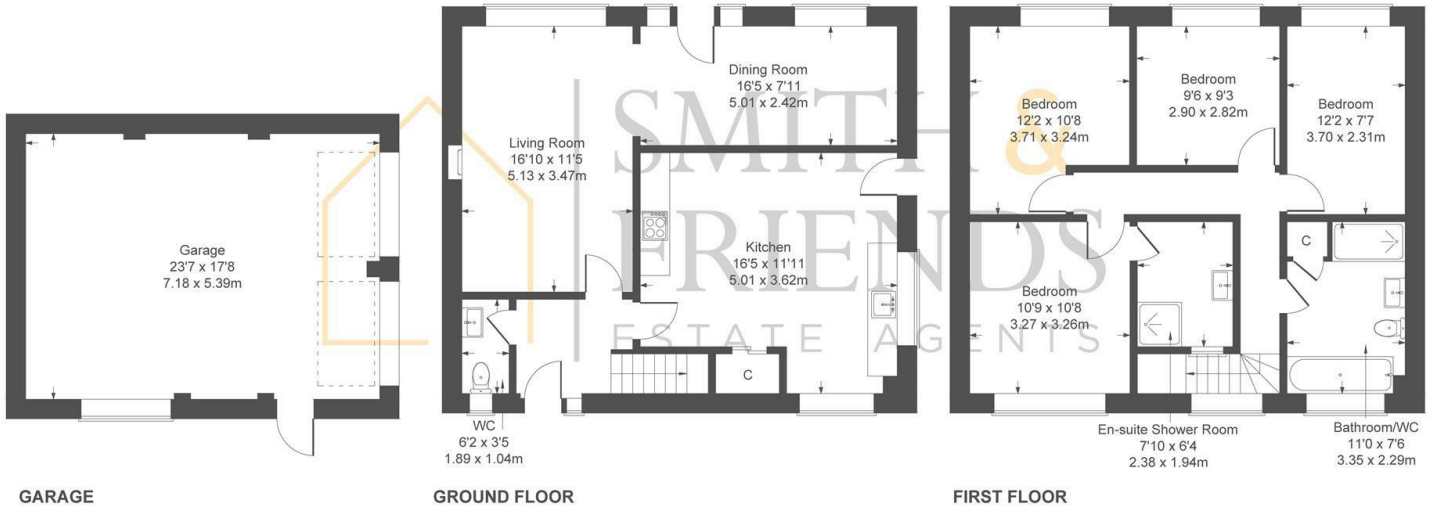
**17'7" x 23'6" (5.36 x 7.17)**



# Eden Grove, Middridge, Newton Aycliffe, DL5 7JG

## Eden Grove

Approximate Gross Internal Area  
1678 sq ft - 156 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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