



Meadow Green, DL16 6TW
3 Bed - House - Detached
£224,950

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Robinsons Estate Agents are pleased to offer to the market, this well presented extended three bedroom detached family home, which has the added bonus of its very own bar to the rear.

This property is located on this popular residential development known as 'The Coppice' built by Bellway Homes and is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside, whilst Durham City lies approximately six miles away. In our opinion the property would suit a variety of purchasers from the first time buyers to families and has many features. Some of the properties key features are off road parking, garage, easy to maintain enclosed garden to rear, three good sized bedrooms and En-suite facilities to master bedroom. Giving all of the above we would recommend an early viewing to avoid disappointment.

In brief the property comprises of; entrance hallway, spacious lounge, separate dining room, spacious kitchen. To the first floor are three good sized bedrooms with the master having the added bonus of fitted wardrobes and En-suite. Externally to the front elevation is a large driveway which leads to an attached garage. While to the rear there is an good sized enclosed garden, which has been designed for easy maintenance and benefits from it's very own bar area which could also be used as a home office.

EPC Rating
Council Tax Band - D

Hallway

Quality flooring, large storage cupboard and stairs leading to first floor landing.

Lounge

52'5" x 16'4" x 39'4" (16'5 x 12'0)

Quality flooring, central heating radiator and UPVC double glazed window.

Dining Room

59'0" x 3'3" x 29'6" (18'1 x 9'0)

Wood effect flooring, storage cupboard, central heating radiator and access to garage.

Kitchen

88'6" x 6'6" x 22'11" (27'2 x 7'8)

Fitted with a modern range of wall and base units, integrated oven, hob and extractor fan, sink unit with mixer tap and drainer, tiled splashbacks, integrated dishwasher and fridge, wood effect flooring, central heating radiators and Upvc double glazed Velux windows.

Utility Room

19'8" x 3'3" x 16'4" (6'1 x 5'2)

Plumbed for washing machine, space for American fridge/freezer, tiled flooring and central heating radiator.

WC

WC, wash hand basin, extractor fan, spotlights and central heating radiator.

Landing

Quality flooring, storage cupboard and loft access.

Bedroom One

36'1" x 29'6" x 36'1" (11'9 x 11'6)

Fitted wardrobe, central heating radiator and Upvc double glazed window.

En-Suite

Shower cubicle, wash hand basin, WC, fully tiled, spotlights, extractor fan, central heating radiator and Upvc double glazed window.

Bedroom Two

36'1" x 22'11" x 26'2" (11'7 x 8'2)

Storage cupboard, central heating radiator and Upvc double glazed window.

Bedroom Three

39'4" x 0'0" x 22'11" (12'0 x 7'1)

Wood effect flooring, storage cupboard, central heating radiator and Upvc double glazed window.

Bathroom

White panelled bath, wash hand basin, fully tiled, WC, spotlights, extractor fan, central heating radiator and Upvc double glazed window.

Externally

To the front elevation is a good sized garden and large driveway which leads to the garage. Whilst to the rear there is a lovely enclosed garden and stylish patio.

Bar

45'11" x 29'6" x 32'9" (14'9 x 10'6)

Wood effect flooring, WC, power and lighting, Upvc double glazed window.

Garage

16'2 x 8'0 (4.93m x 2.44m)

Power and lighting.

Agents Notes

Electricity Supply:

Water Supply:

Sewerage:

Heating:

Broadband: Good

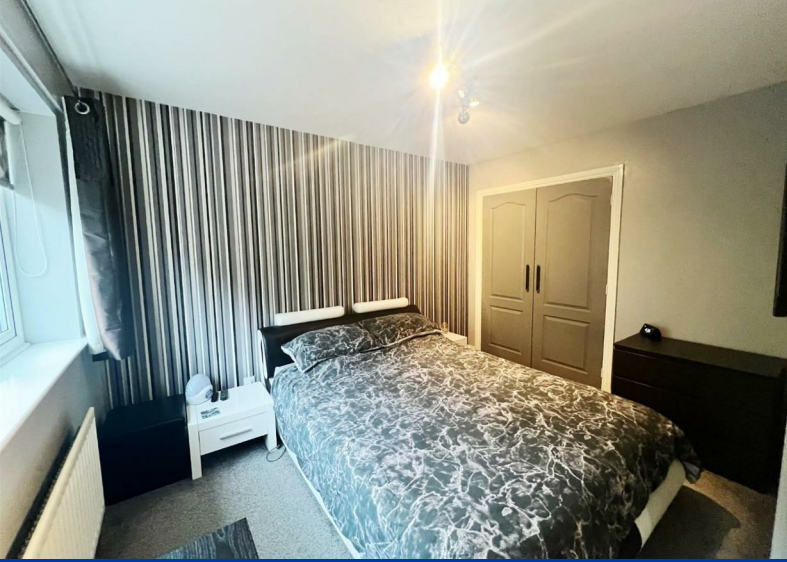
Mobile Signal/Coverage: Ultra-fast 9000Mbps *

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82

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 appropriate authorities. Robinsons cannot accept liability for any information provided.



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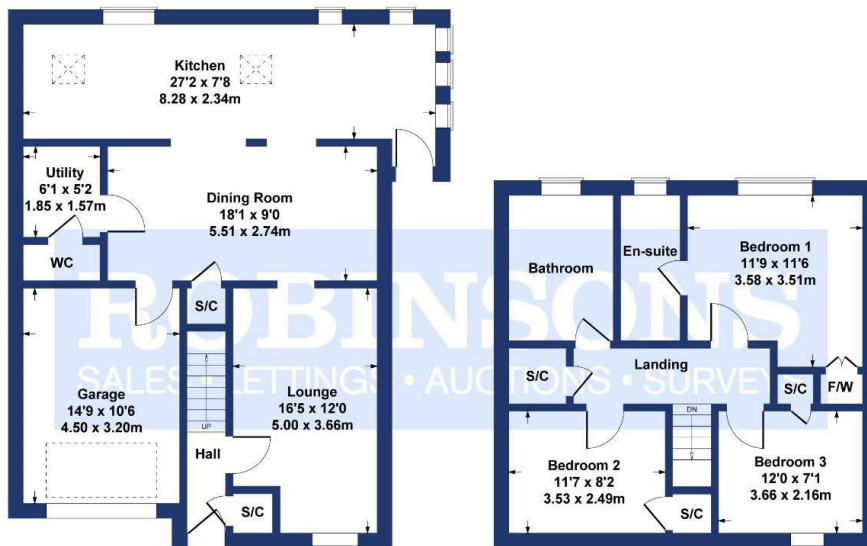
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Meadow Green
Approximate Gross Internal Area
1363 sq ft - 127 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
70	83

Energy Efficiency Rating scale (A-G) with corresponding kWh/m²/yr ranges.

Environmental Impact (CO ₂) Rating	
Current	Potential

Environmental Impact (CO₂) Rating scale (A-G) with corresponding g/kWh ranges.

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