



Melbeck Drive, Ouston, DH2 1TL
4 Bed - House - Semi-Detached
£230,000

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Melbeck Drive Ouston, DH2 1TL

* FREEHOLD * STUNNING PRESENTATION THROUGHOUT * BEAUTIFUL EN-SUITE AND BATHROOM * 24FT DINING KITCHEN WITH FRENCH DOORS * SUPERB SIZED REAR GARDEN * READY TO MOVE STRAIGHT IN! *

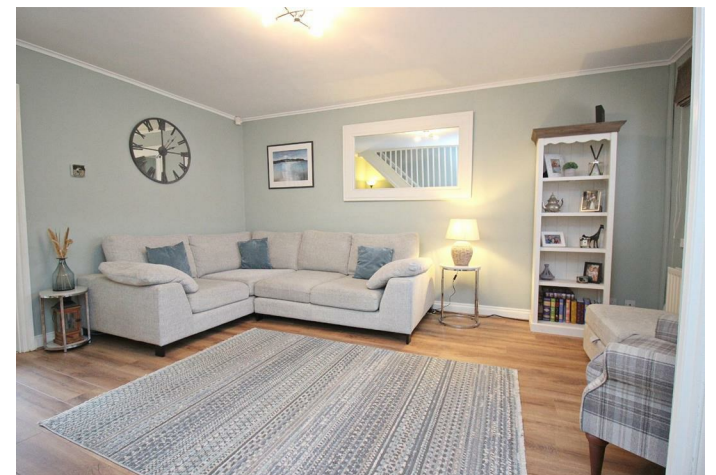
This exquisite freehold family residence stands majestically within a cul de sac setting on the esteemed development, highly coveted for its charm and convenience. Exuding elegance, the property showcases an impeccable standard of presentation, a testament to the discerning taste of its current owners.

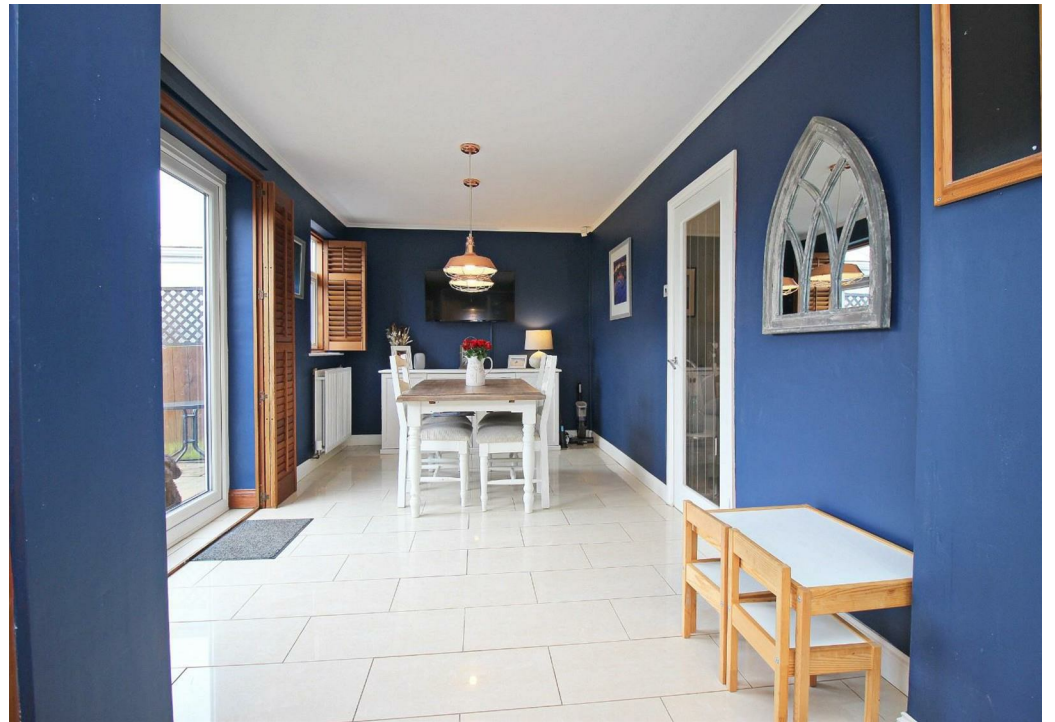
Internally, the layout boasts a welcoming entrance porch, a convenient downstairs WC, and a captivating lounge adorned with a bay window. The heart of the home lies in the expansive open plan kitchen and dining area spanning an impressive 24 feet in width. Ascending to the first floor, four generously proportioned bedrooms await, with the master bedroom boasting an en-suite facility, accompanied by a splendid family bathroom.

Externally, the property boasts a driveway, garage, and a front garden, complete with an electric car charging point. The rear of the residence features a substantial lawned garden complemented by a patio area, perfect for outdoor relaxation.

Additional amenities include gas fired central heating via a Baxi combi boiler, HIVE active heating system with individual thermostats in every room, and full uPVC double glazing throughout.

Situated within the esteemed Urpeth Grange estate, Melbeck Drive offers convenient access to Chester le Street, Birtley, and the A1(M), facilitating easy travel throughout the region. Furthermore, the property enjoys proximity to a wealth of amenities and well-regarded local schooling, making it an ideal choice for discerning families seeking the perfect home.











GROUND FLOOR

Porch

Downstairs WC

Lounge

15'5" x 15'0" max (4.70 x 4.57 max)

Dining Kitchen

24'0" x 8'10" (7.32 x 2.69)

FIRST FLOOR

Landing

Bedroom One

17'3" x 7'10" (5.26 x 2.39)

En-Suite

Bedroom Two

11'11" x 9'4" (3.63 x 2.84)

Bedroom Three

10'3" x 8'9" (3.12 x 2.67)

Bedroom Four

9'0" x 6'0" (29'6" x 19'8") (2.74 x 1.83 (9 x 6))

Bathroom

EXTERNALLY

Front garden, driveway and garage

Rear large private garden

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 132 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C approx £1,959 pa

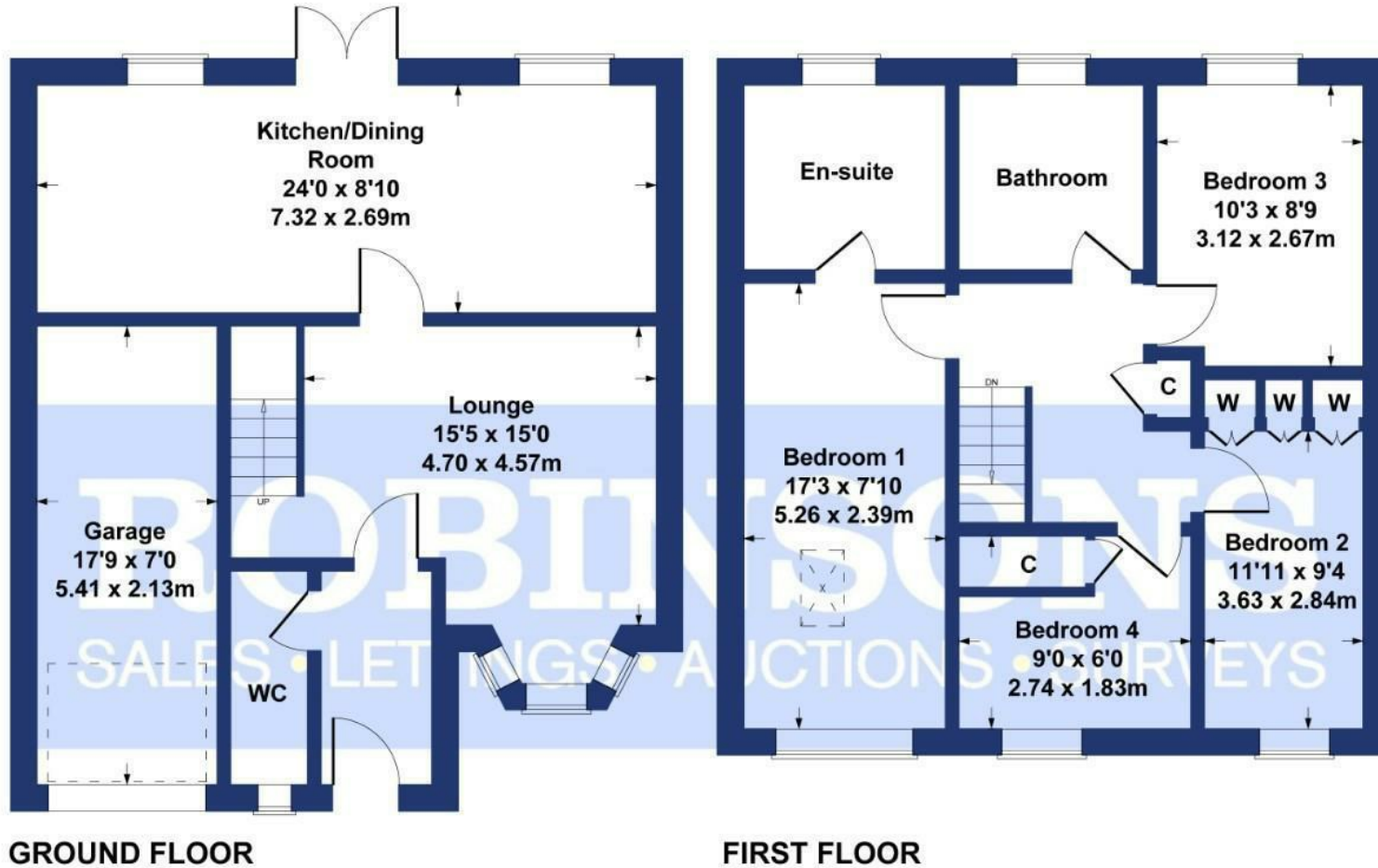
Energy Rating: C

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. Robnsons cannot accept liability for any information provided.

Melbeck Drive

Approximate Gross Internal Area
1203 sq ft - 112 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		83
(61-81)	B		
(49-60)	C	72	
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	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. 2018

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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