



Melbeck Drive, Ouston, DH2 1TL  
3 Bed - House - Semi-Detached  
£210,000

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# Melbeck Drive Ouston, DH2 1TL

**\*\* FREEHOLD \*\* STUNNING PRESENTATION THROUGHOUT \*\* GREATLY EXTENDED \*\* 3 DOUBLE BEDROOMS \*\* BEAUTIFUL RE-FITTED BATHROOM \*\* 22FT DINING KITCHEN WITH FRENCH DOORS \*\* PARKING FOR 2 CARS \*\* FLOORED LOFT SPACE WITH VELUX WINDOW \*\* EXCELLENT ESTATE \*\***

This exceptional, greatly extended freehold family home is located within a traditionally highly sought-after development and is presented to an excellent standard throughout.

Internally, the layout boasts an entrance porch, an incredibly large lounge with two bay windows allowing for ample natural lighting, a fantastic 22ft dining kitchen with French doors, 3 double bedrooms, and a gorgeous re-fitted bathroom suite.

Externally, the property offers parking via driveway for 2 cars, as well as front and rear gardens.

Additional amenities include gas-fired central heating, full uPVC double glazing throughout, and a floored loft space with a Velux window.

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

### Entrance Porch

### Lounge

22'3" x 14'1" max (6.8 x 4.3 max)

### Kitchen / Diner

22'3" x 8'2" (6.8 x 2.5)

## FIRST FLOOR

### Landing

### Bedroom

14'9" x 9'2" (4.5 x 2.8)

### Bedroom

11'5" x 9'10" (3.5 x 3)

### Bedroom

16'8" x 7'2" (5.1 x 2.2)

### Bathroom

7'10" x 4'11" (2.4 x 1.5)

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,891 p.a

Energy Rating: TBC

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.

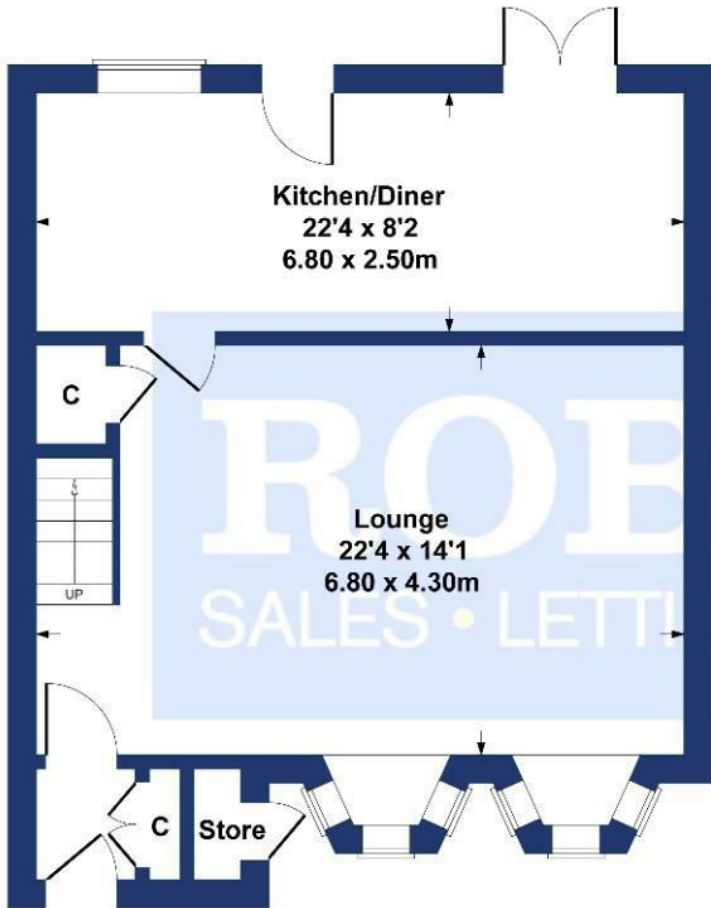




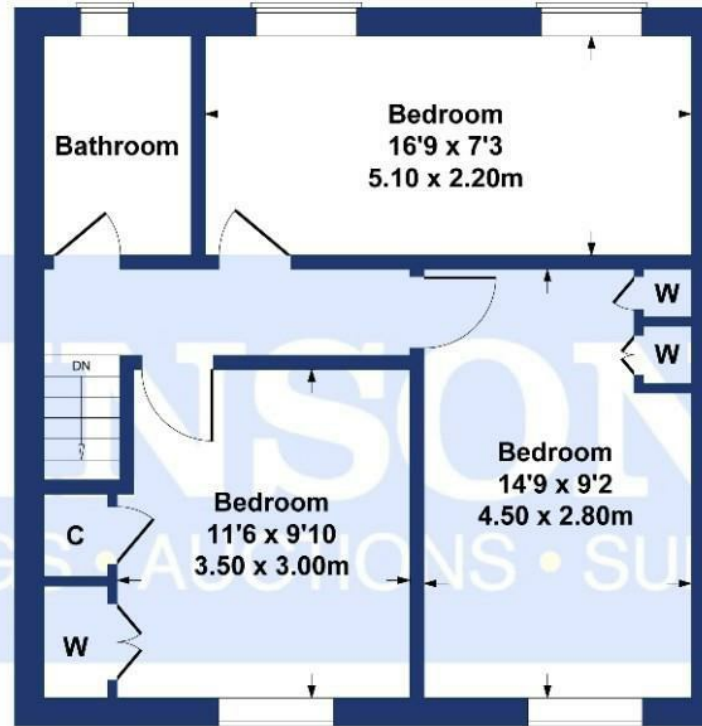
# Melbeck Drive

Approximate Gross Internal Area  
1216 sq ft - 113 sq m

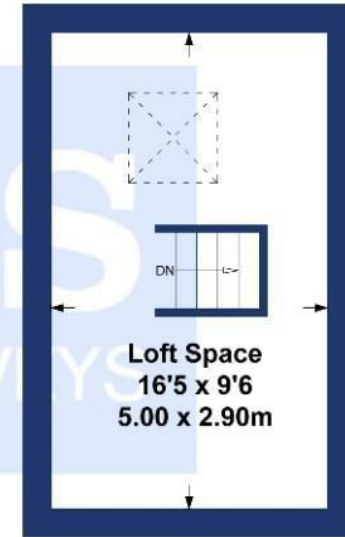
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**



**FIRST FLOOR**



**LOFT**

**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

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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