



HUNTERS[®]
HERE TO GET *you* THERE

31 Gayle Court, Consett, DH8 7EJ

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Asking Price £319,950

For Sale: This attractive, detached house offers an exceptional opportunity for families in search of a peaceful and highly sought-after estate. The property comes with four bedrooms, three bathrooms, and two reception rooms - all exuding a sophisticated charm to meet your every need.

The four bedrooms are well-proportioned with the master bedroom boasting an en-suite. Out of the remaining double bedrooms, one is also complemented by an en-suite, providing convenience and privacy for the occupants.

The house features a modern kitchen, recently refurbished with solid oak floors, and comes fitted with modern appliances such as double oven, hob, dishwasher, fridge and freezer. A dining space within the kitchen provides a cosy setting for mealtimes. Additionally, it leads to a utility room, ensuring a seamless flow in your daily chores.

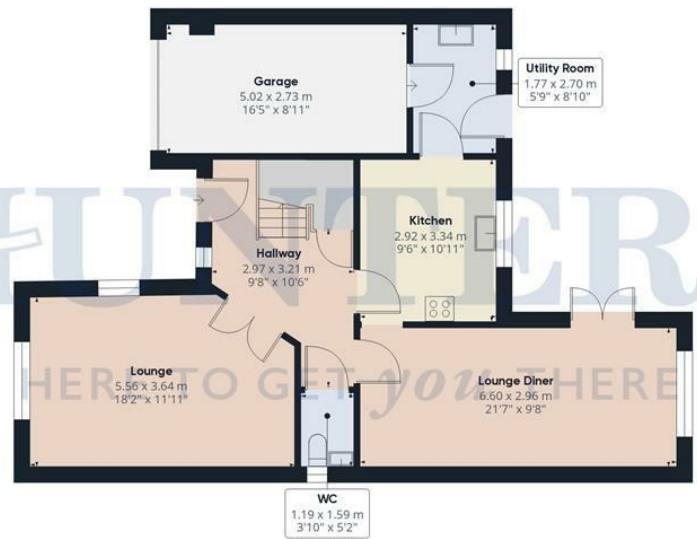
The two reception rooms elevate the property's appeal, with one being a lounge adorned with a marble fireplace, perfect for those cosy evenings in. The second reception room offers a breathtaking garden view and access to the garden, making it an ideal spot for dining. Both rooms have the added benefit of solid oak flooring.

The property prides itself on its four bathrooms. The family bathroom, refurbished in 2019, provides a modern touch, while a convenient downstairs WC serves the common areas. The third and fourth bathrooms are en-suites for two of the bedrooms.

Outside, the property features a garden with grass laid to lawn and a paved patio, perfect for outdoor relaxation or entertainment. Additional benefits include unique features like a garage, parking space, and solid oak floors throughout the house.

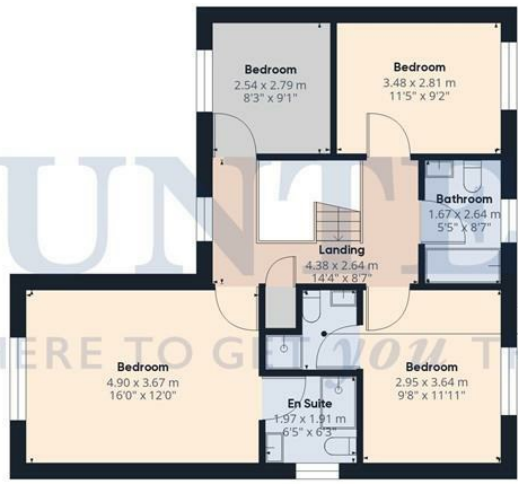
Relish the tranquillity of this location, with peaceful walking routes right on your doorstep, making it an ideal home for families.

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Ground Floor

Approximate total area[®]
145.17 m²
1562.6 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating


	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

England & Wales

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England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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