



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

8 Romaldkirk Close, Consett, DH8 7UF

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## 8 Romaldkirk Close, Consett, DH8 7UF

Reduced To £277,950

Presenting a delightful detached house, currently listed for sale. The property is in good condition, reflecting a well-maintained and cared-for home. It offers a wealth of accommodation, with two spacious reception rooms, providing ample space for families to relax and socialise.

The first reception room is a cosy lounge, complete with a feature fireplace. The second reception room opens up from the lounge and serves as a dining room. The property also benefits from a sunroom which grants direct access to the beautiful garden.

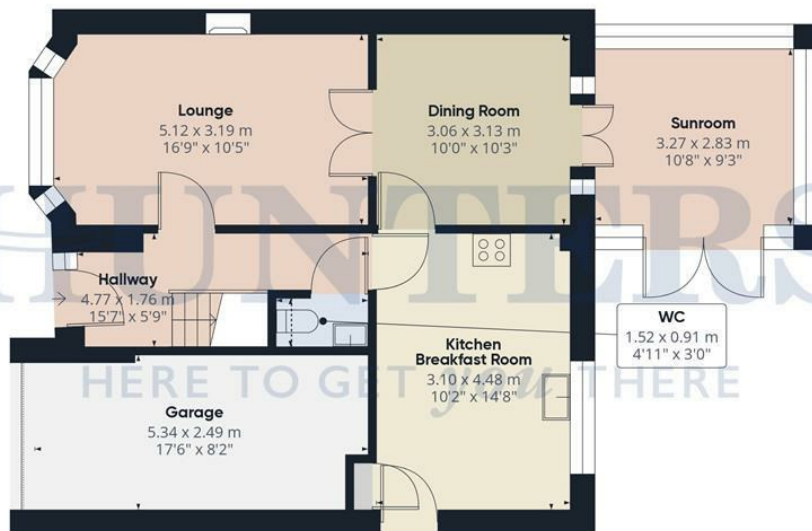
The house boasts a well-equipped kitchen with sufficient space for a breakfast bar. Four bedrooms offer versatile living arrangements. The master bedroom benefits from built-in wardrobes and an en-suite, while the remaining bedrooms include two doubles and a single room, suitable for a variety of uses.

The property comes with three bathrooms, including a newly refurbished family bathroom, and a convenient en-suite in the master bedroom. There is also a downstairs WC.

Situated in a sought-after location, the house is surrounded by walking routes, perfect for those who enjoy outdoor activities. There's more to explore outdoors with the property's garden. The south-facing garden is a mix of grass and a paved patio area, ideal for summer barbecues or for children to play.

Further enhancing the property's appeal are the unique features it offers, including a fireplace, off-road parking, and an internal garage. This house is ideally suited for families, combining practical living space with a desirable location. There is also the added benefit of replacement doors and windows, a three year old boiler and cavity wall insulation. A home that truly caters to the modern family's needs.

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

122.22 m<sup>2</sup>

1315.58 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

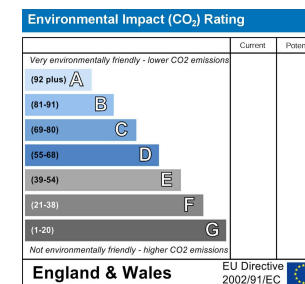
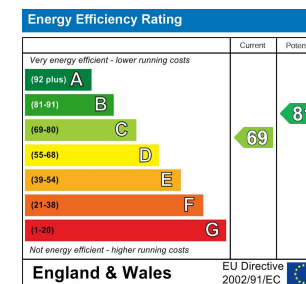
Reduced headroom

..... Below 1.5 m/5 ft


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		81
(69-80) C	69	
(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	

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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