



*Ann Cordey*  
ESTATE AGENTS

**7 Eden Grove, Middridge, Newton Aycliffe, County Durham, DL5  
7JG**

**Offers In The Region Of £375,000**



## 7 Eden Grove, Middridge, Newton Aycliffe, County Durham, DL5 7JG

Occupying an enviable position, with open green to the front and views across farmland to the rear. we have great pleasure in offering for sale a substantial, FOUR BEDROOMED DETACHED home. Having generous proportions throughout, the stone clad property has been a much loved family home. Having been well maintained by the current vendor, with the double glazing and boiler being installed within the last few years.

Middridge, is able to maintain the essence of it's village status, having a village green, and well regarded country pub and restaurant along with beautiful country walks. All this, whilst also enjoying the convenience of being ideally placed close to the town's of Newton Aycliffe and Shildon.

There is ease of access to the local schools of the area, large supermarkets and independent shops. Aycliffe business park is close by, along with a sub-train station, There are excellent transport links to the A1M and to Darlington. The property offers the best of both worlds, countryside with town centre convenience.

The property offers the future purchaser the opportunity to put there own stamp onto the accommodation, and would make for a wonderful family home. Viewing is highly recommended.

A brief summary of the accommodation is as follows Reception hallway, cloaks wc. large dual aspect lounge, separate dining room. Generous L shape kitchen. To the first floor there are FOUR bedrooms, three definite double rooms and a further good sized single. In addition there is an upgraded wetroom/wc.

Externally, the property sits in gardens to the front and rear. The front garden being open plan, laid to lawn and having a block paved driveway allowing for parking for a number of vehicles. In addition there are TWO SINGLE garages within a single building.

The rear garden is private, and enjoys views across open countryside to the rear. Again mainly laid to lawn and having established trees and shrubs to add interest.

### ENTRANCE HALLWAY

A UPVC entrance door opens into the reception hallway and the feeling of space is evident. The hallway leads to all of the ground floor accommodation, and has the staircase leading to the first floor.

### CLOAKS/WC

Fitted with a wc and ceramic handbasin. The room has a UPVC window to the front aspect.

### LOUNGE

23'4" x 12'3" (7.12 x 3.74)

A very well proportioned reception room, being dual aspect with a window to the front aspect and french doors opening to the rear patio. There is a quality, engineered wood floor and the electric fire suite is included in the sale. An open grate and external flue is in situ, as the vendors had previously had an open fire.

### DINING ROOM

13'5" x 9'2" (4.10 x 2.81)

A spacious formal dining room, easily accomodating a large family table. Having a UPVC window to the front aspect.

### KITCHEN

16'9" x 14'8" (5.13 x 4.49)

The kitchen has been reconfigured, and is an L shape and fitted with an ample range of Wood Effect cabinets with matching worksurfaces with a textured sink. There is plumbing for an automatic washing machine, and the fridge and freezer is included in the sale. In addition there is an integrated electric oven and gas hob.

A large window allows for the enjoyment of the beautiful views across the garden and open countryside to the rear. There is a stable door to the side aspect leading out to the driveway.

### FIRST FLOOR

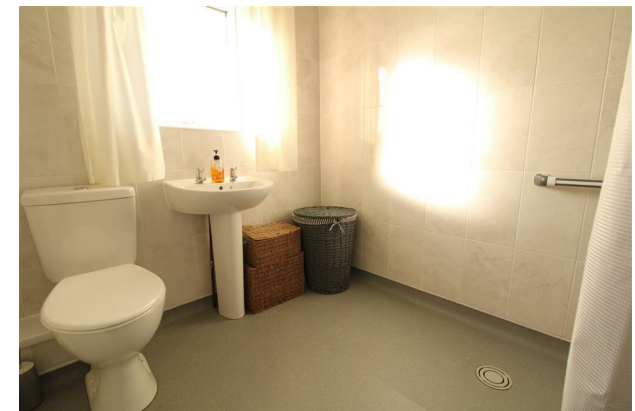
#### LANDING

The galleried land leads to all of the four bedrooms and to the wetroom/wc. There is access to the attic area which is part boarded.

#### BEDROOM ONE

12'4" x 11'8" (3.78 x 3.58)

A well proportioned double bedroom, having sliding mirrored wardrobes and a UPVC window to the front aspect.



### BEDROOM TWO

12'2" x 8'5" (3.72 x 2.57)

A further, good sized double bedroom, also having fitted, sliding mirrored doors. This time enjoying views across countryside to the rear.

### BEDROOM THREE

10'9" x 9'0" (3.28 x 2.75)

A third, double bedroom, having sliding mirrored wardrobes and again with a window to the side aspect.

### BEDROOM FOUR

9'6" x 9'1" (2.92 x 2.78)

Bedroom four is a sizeable single room, with sliding mirrored doors and a UPVC window to the rear.

### WETROOM/WC

Upgraded for the convenience of the current occupier, having a mains fed shower, pedestal handbasin and WC. The room is fully tiled and has a UPVC window to the rear.

### EXTERNALLY

The property sits in generous gardens, and has open aspects to both the front and rear. The front garden is open plan and mainly laid to lawn with a driveway allowing for off street parking for several vehicles. This is in addition to TWO single GARAGES measuring 5.38 x 2.73 metres and 5.38 x 2.68 metres each. Both have an up and over door, light and power and each has a window to the rear.

The rear garden is of a good size, and again mainly laid to lawn. The lawn has established trees and shrubs to add interest. There is a paved patio seating area and water tap. The garden is very private, and enjoys open aspect to the rear, overlooking open fields.



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and windows are approximate and are intended to give you a general impression only. The plans do not constitute a contract and are not intended to be used for any purpose other than for general information. Measurements should be taken on site and are subject to change without notice. E&W 04/2022

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



13 Duke Street, Darlington, County Durham, DL3 7RX  
Tel: 01325 488433  
Email: sales@anncordey.com  
www.anncordey.com



