



25 EDEN GROVE  
Midridge



**GSC GRAYS**

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# 25 EDEN GROVE

Midridge, County Durham, DL5 7JG

A superb example of an extended four bedroom detached family home with generous garden, occupying a corner plot position on a cul-de-sac in the highly sought after village of Midridge.

## ACCOMMODATION

- \* Detached family home
  - \* Four bedrooms
- \* Three reception rooms
  - \* Large dining/kitchen
- \* Master bedroom with en-suite
- \* Three further double bedrooms
- \* Four piece house bathroom suite
  - \* Driveway
  - \* Garage
- \* Generous gardens



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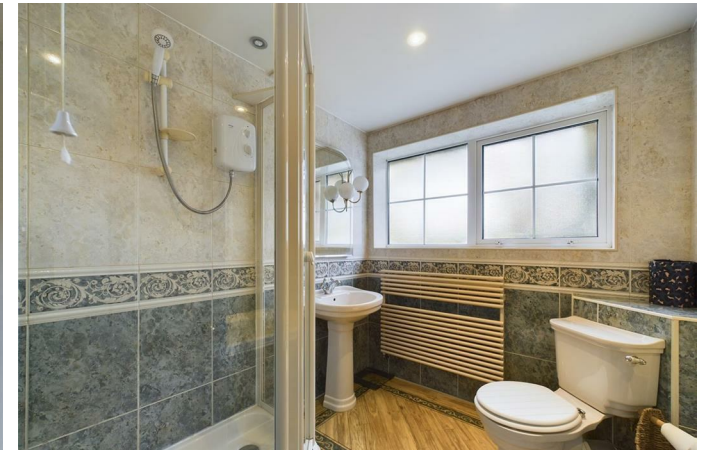


## Location & Amenities

Midridge is a very attractive village, having a village green and well regarded county pub and restaurant along with beautiful county walks, situated close to Newton Aycliffe where there are a good range of shopping and recreational facilities and amenities available including schools for all age groups. Midridge is also well placed for access to other regional centres such as Darlington and Bishop Auckland. 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.

## Accommodation

The accommodation briefly comprises an entrance porch, hallway, living room, garden room, study/playroom, dining kitchen, cloakroom/wc, first floor landing, master bedroom with en-suite shower room, three further double bedrooms and a house bathroom. To the exterior of the property there is a blocked paved driveway, garage and generous enclosed rear garden.





### Ground Floor

With part glazed entrance porch leading to hallway with understairs storage cupboard, staircase to first floor, door to cloakroom/wc, personal door to garage and further doors to ground floor accommodation. The living room has dual aspect windows and patio doors to rear garden, feature fireplace and door to garden room. The garden room boasts a triple aspect and door to rear garden. There is a door from the living room and hallway to the study/playroom with window overlooking rear garden. The dining kitchen has a matching range of wall and base units with space for range style electric cooker, integrated dishwasher, washing machine and fridge/freezer. The room is well lit by a triple aspect and door to rear garden.

### First Floor

With light and airy first floor landing providing access to all first floor accommodation. The master bedroom overlooks the rear garden with a modern en-suite shower room. There are three further double bedrooms on the first floor and a four piece house bathroom.



### Externally

To the exterior of the property there is a generous private garden mainly laid to lawn with fenced boundaries and mature borders. To the front of the property there is a blocked paved driveway providing off-street parking

### Garage

A single garage with wall mounted gas central heating boiler.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in January 2024.

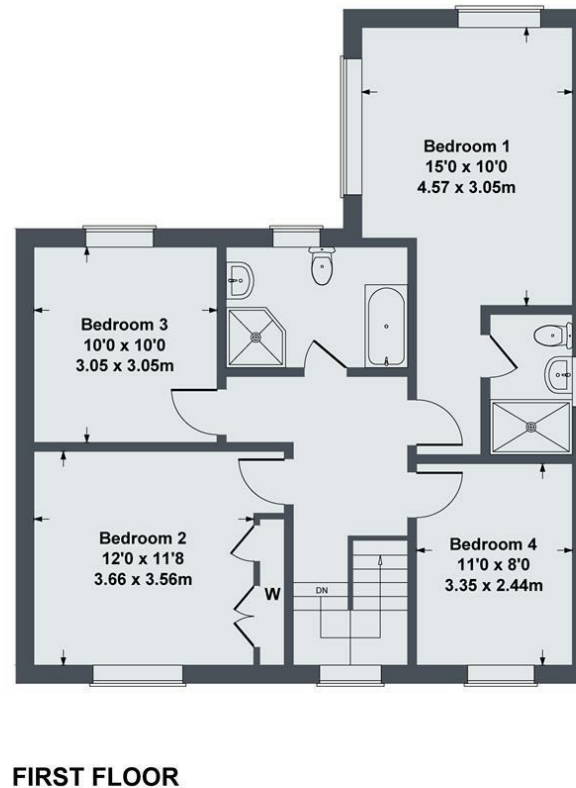
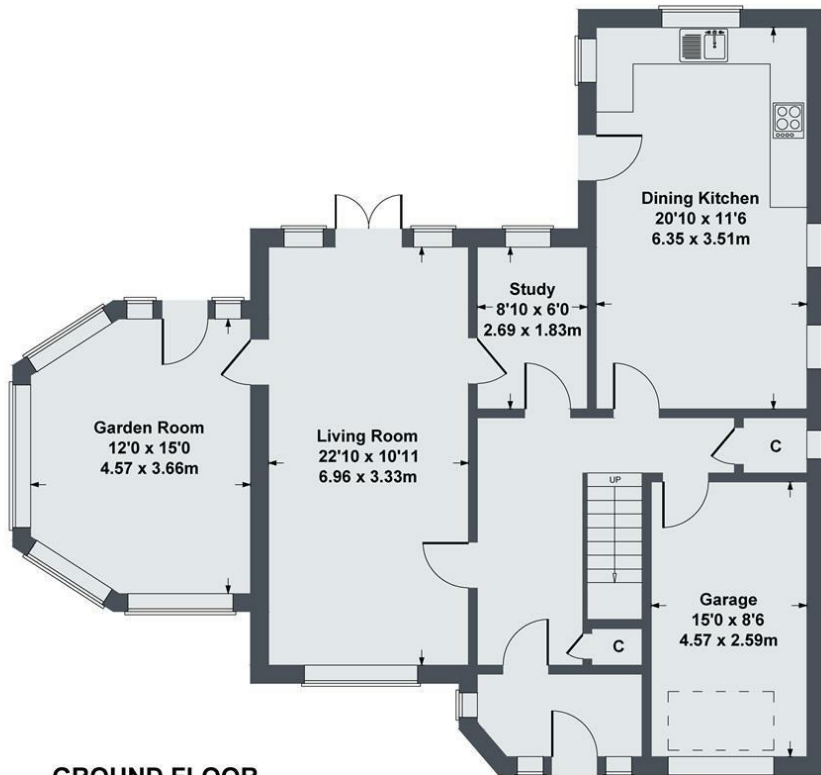
Photographs taken in January 2024.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

## 25 Eden Grove, Middridge

Approximate Gross Internal Area  
1888 sq ft - 175 sq m

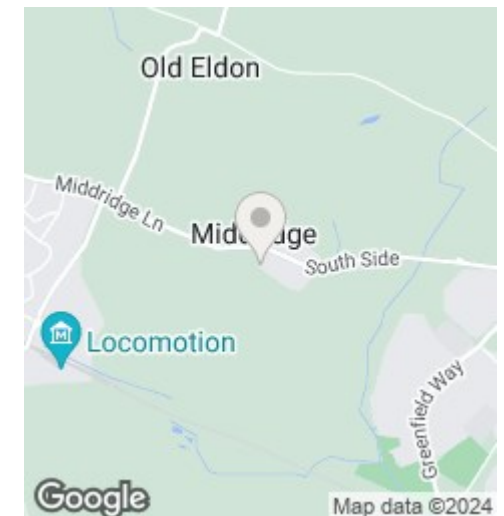


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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