



**Royal George Close**

Shildon DL4 2NE

**Chain Free £185,000**

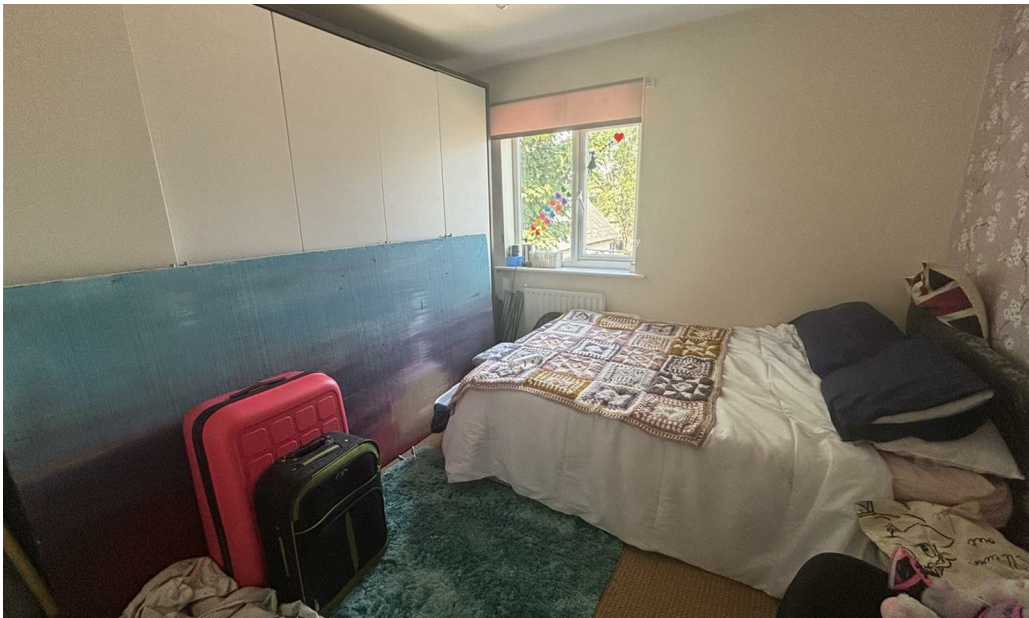






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# Royal George Close

Shildon DL4 2NE



- Four Bedroom Detached
- EPC Grade D
- Good Sized Driveway

- UPVC Double Glazed
- Integrated Garage
- Cul De Sac Location

- Gas Central Heating
- En Suite
- Garden To Rear

A good sized FOUR BEDROOM DETACHED property. The property is UPVC double glazed throughout and from gas central heating the property comprises of Entrance porch that leads into hallway, Lounge leading into Dining Room with door through to the kitchen with a range of base and wall units. Good sized utility room with door into garage whilst to the first floor there are 4 good sized Bedrooms with the Master having En Suite plus family Bathroom. Externally to the front of the property there is a DRIVEWAY that leads to the INTEGRAL GARAGE whilst to the side there is a GARDEN which is lawned and has a patio area to the rear.

## Ground Floor

### Entrance Porch

With door leading to down stairs WC and door through to the entrance hall.

### WC

Low level WC & wash basin with tiled splash back and UPVC double glazed window.

### Entrance Hallway

Central heating radiator with decorative covering with access to all of the rooms as well as the staircase leading to the first floor.

### Living Room

11'08 x 9'08 (3.56m x 2.95m)

UPVC double glazed window to the front overlooking a pleasant side garden, central heating radiator. With opening into dining room.

### Dining Room

6'02 x 9'08 (1.88m x 2.95m)

UPVC double glazed french doors that open up to the rear garden. Door leading through into the kitchen.

### Kitchen

12'01 x 7'10 (3.68m x 2.39m)

Stainless steel gas hob and oven, A range of wall and base units with laminated work surfaces a single drainer sink unit with mixer tap and has a UPVC double glazed window above, space for plumbing of a automatic washing machine and has an opening through to utility room.

### Utility Room

5'04 x 7'10 (1.63m x 2.39m)

UPVC double glazed window and laminated work surfaces, door through into garage.

## First Floor

### Landing

### Bedroom One

17'11 x 9'11 (5.46m x 3.02m)

Two UPVC Double glazed windows, central heating radiator and door through to the en suite.

### En Suite

En Suite comprises of a mains fed shower cubical with ceramic tiling, low level wash hand basin and WC, chrome towel radiator, UPVC double glazed window.

### Bedroom Two

10'09 x 9'11 (3.28m x 3.02m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'02 x 10'00 (3.10m x 3.05m)

UPVC Double glazed window and central heating radiator.

### Bedroom Four

9'11 x 6'10 (3.02m x 2.08m)

UPVC Double glazed window and central heating radiator.

### Wet Room

Recently refitted wet room comprising WC, wash hand basin, shower, and obscured UPVC window.

### Exterior

To the front of the property is off road parking, whilst to the rear and side is an enclosed garden.

## Additional Property Information

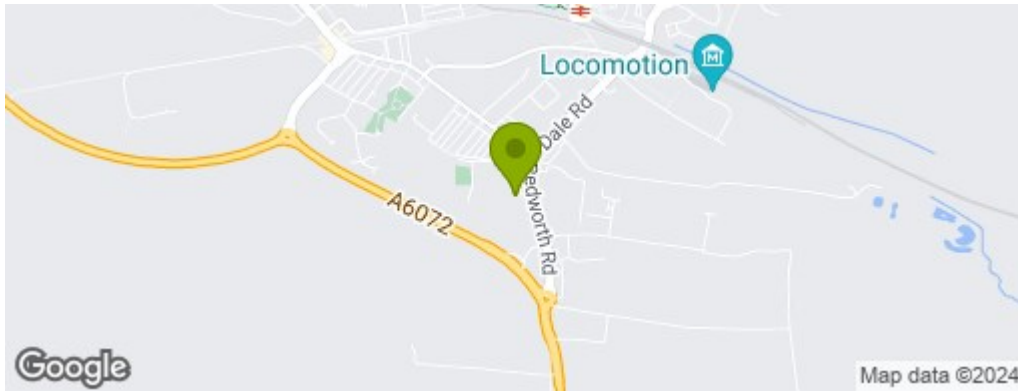
### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0080-3007-2203-1779-9204>

EPC Grade C





## Property Information

Durham County Council - Council Tax Band D  
Tenure - Freehold

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