



, Mainsforth, DL17 9AA
3 Bed - House
£330,000

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We are elated to present to the market this sensational period style property situated within the heart of Mainsforth Village. 'Woodlyn' is an exceptionally well presented semi detached house with three bedrooms that has been a loving family home for over 40 years. Combining a stunning mix of modern & traditional; the property boasts feature high ceilings with wide, spacious rooms which retain the charm & character of its original 1916 build, yet has been thoroughly upgraded & modernised throughout by its current owners. Having superb access to the immediate amenities offered within Mainsforth & Bishop Middleham, the property is a short drive into Sedgefield & is within commuting distance to the A1(M) & the A19. An ideal opportunity for families seeking that 'move-in ready' home, this beautiful dwelling benefits from gas central heating via a 2020 refitted 'Baxi' boiler, double glazing & was fully re-wired in 2020. In brief, the property itself comprises: entrance lobby through to a welcoming entrance hallway with stairs to the first floor, a spacious lounge with feature fireplace & window to front elevation, an outstanding 2021 re-fitted breakfasting kitchen with feature beamed ceiling, a range of fitted wall/base units with integrated appliances, granite worktops & central island unit, separate utility room with access to rear, separate dining room (which currently also hosts the lovely bar area) & a 2021 re-fitted ground floor shower room. The first floor landing boasts three fitted double bedrooms & a 15ft (approx) 2021 re-fitted family bathroom with four piece suite & additional dressing area. Externally, there is a wonderful sized, enclosed South-facing rear garden which has been incredibly well maintained; whilst to the front, there is a driveway offering parking for three vehicles & access through to an 18ft (approx) garage. We thoroughly recommend full internal viewing in order to fully appreciate the size, style, charm & quality of this amazing property.

ENTRANCE LOBBY**ENTRANCE HALLWAY****LOUNGE**

14'9 x 14'8 (4.50m x 4.47m)

2021 RE-FITTED BREAKFASTING KITCHEN

14'9 x 14'9 (4.50m x 4.50m)

UTILITY ROOM

9'0 x 7'5 (2.74m x 2.26m)

2021 RE-FITTED SHOWER ROOM**SEPARATE DINING ROOM / BAR AREA**

18'9 x 11'0 (5.72m x 3.35m)

FIRST FLOOR LANDING**MASTER BEDROOM**

14'9 x 13'2 (4.50m x 4.01m)

BEDROOM TWO

14'11 x 8'10 (4.55m x 2.69m)

BEDROOM THREE

10'6 x 10'6 (3.20m x 3.20m)

DRESSING AREA**2021 RE-FITTED FAMILY BATHROOM**

15'1 x 10'1 (4.60m x 3.07m)

EXTERNALLY**GARAGE**

18'4 x 11'0 (5.59m x 3.35m)



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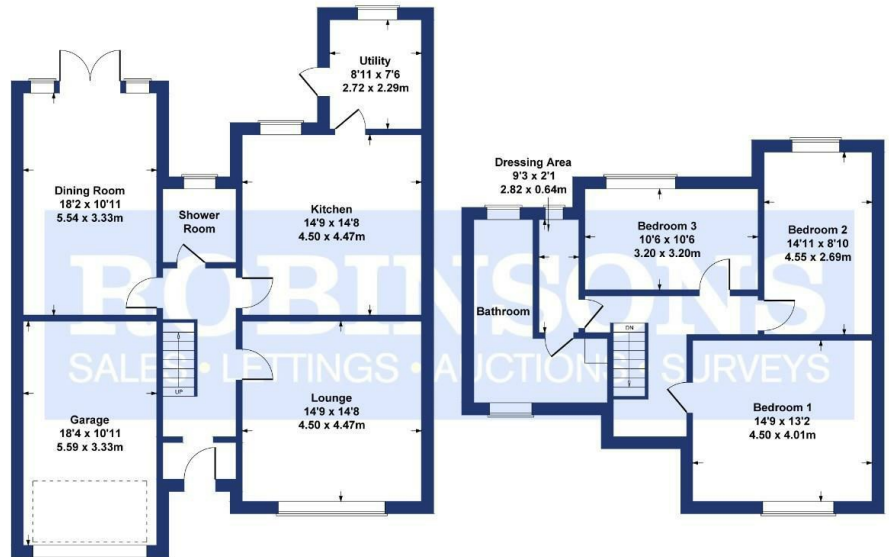
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Woodlyn, Mainsforth, DL17 9AA

Approximate Gross Internal Area
1791 sq ft - 166 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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