



Occupying a lovely location in this attractive village North of Newton Aycliffe this significantly extended detached family home features a welcoming entrance hallway with ground-floor WC, a dual aspect living room with log burning stove on a marble hearth. There are folding oak doors from the living room opening to a dual aspect dining room with tri-fold doors opening to a garden room extension with French doors opening to the attractive well cared for enclosed gardens. In addition there is a kitchen/breakfast room with built-in stainless steel cooking appliances, dishwasher and freezer together with granite work surfaces, under-stair storage cupboards and LED lighting. There are three double bedrooms to the first floor with the principal bedroom featuring an en-suite shower room/WC with family bathroom/WC having overhead electric shower. There is a loft hatch opening to a boarded loft space. Externally the established enclosed gardens feature a rich variety of plants with lawned garden mature trees, including maple, hollie, crab apple and Himalayan silver birch. In addition there is a wildlife pond and useful shed. In addition there is an electric sliding gate opening to the driveway which in turn leads to the detached garage with electric roller door. Warmed by gas central heating to radiators with uPVC double glazing throughout and equipped with an ADT security alarm system.





For Identification Purposes Only

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Property Size

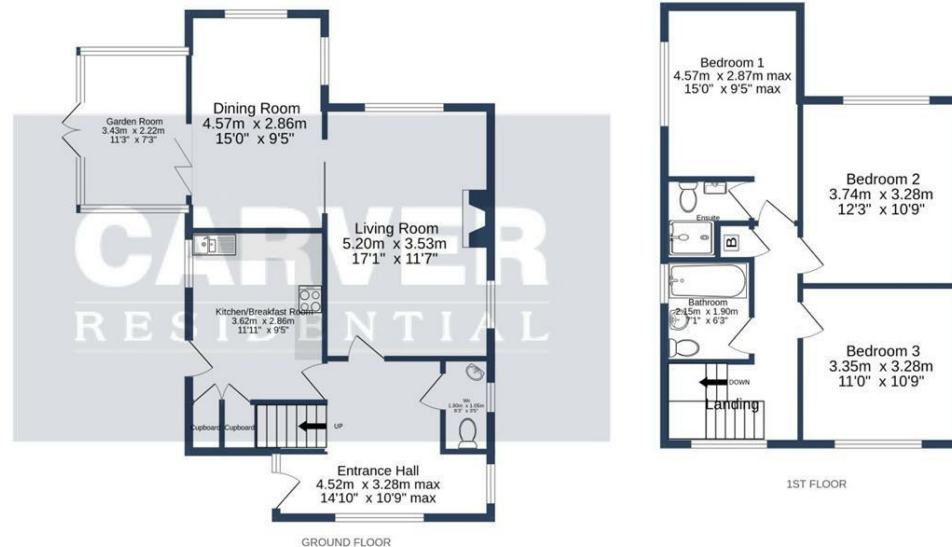
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

Buyer(s) Identification Checks

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- Extended
- Large entrance hallway with ground floor WC
- Dual aspect living room with log burning stone on marble hearth
- Seperate dual aspect dining room
- Garden room extension
- Fitted kitchen/breakfast room
- Three double bedrooms, (principal bedroom featuring an en-suite shower room/WC)
- Family bathroom/WC
- Established enclosed corner sited gardens with a selection of trees, plants, wildlife pond and electric gate opening to driveway leading to detached garage
- Lovely village location





EDEN GROVE, MIDDLESBROUGH. DL5 7JG.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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