



HUNTERS[®]
HERE TO GET *you* THERE

38 Broadwood View, Consett, DH8 0RY

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O.I.R.O £450,000

This beautifully presented four-bedroom detached family home is offered for sale in a highly sought-after residential area of Shotley Bridge, ideally situated close to excellent local amenities, well-regarded schools and convenient public transport links.

Finished in a neutral décor throughout, the property offers spacious and versatile accommodation. There are three generous reception rooms, each enjoying large windows that fill the space with natural light and provide attractive views over the garden. Two of the reception rooms benefit from direct access to the rear garden, creating an effortless flow between indoor and outdoor living, while the third features a charming fireplace, providing a warm and inviting focal point. The well-appointed kitchen offers ample space for dining, making it the heart of the home.

There are four well-proportioned double bedrooms. The principal bedroom features a stylish en-suite shower room, while the second bedroom also benefits from its own en-suite. The third double bedroom offers built-in wardrobes and a private en-suite complete with a sauna room, creating a luxurious space to relax and unwind. The fourth bedroom is equally versatile, ideal as a guest bedroom, nursery or home office. The family bathroom is finished to a high standard and features a freestanding bath alongside a contemporary rain shower, it also benefits from under floor heating.

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Ground Floor



Floor 1



Approximate total area^m
188.3 m²
2026 ft²

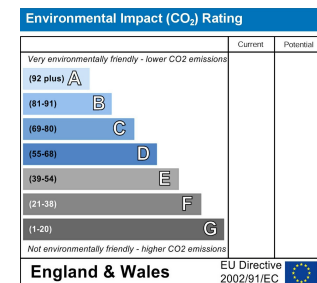
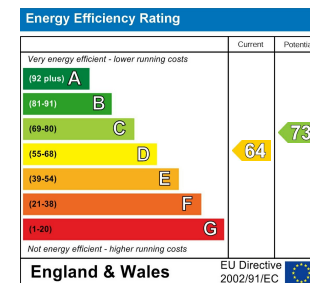
Reduced headroom
7.7 m²
83 ft²

(1) Excluding balconies and terraces


Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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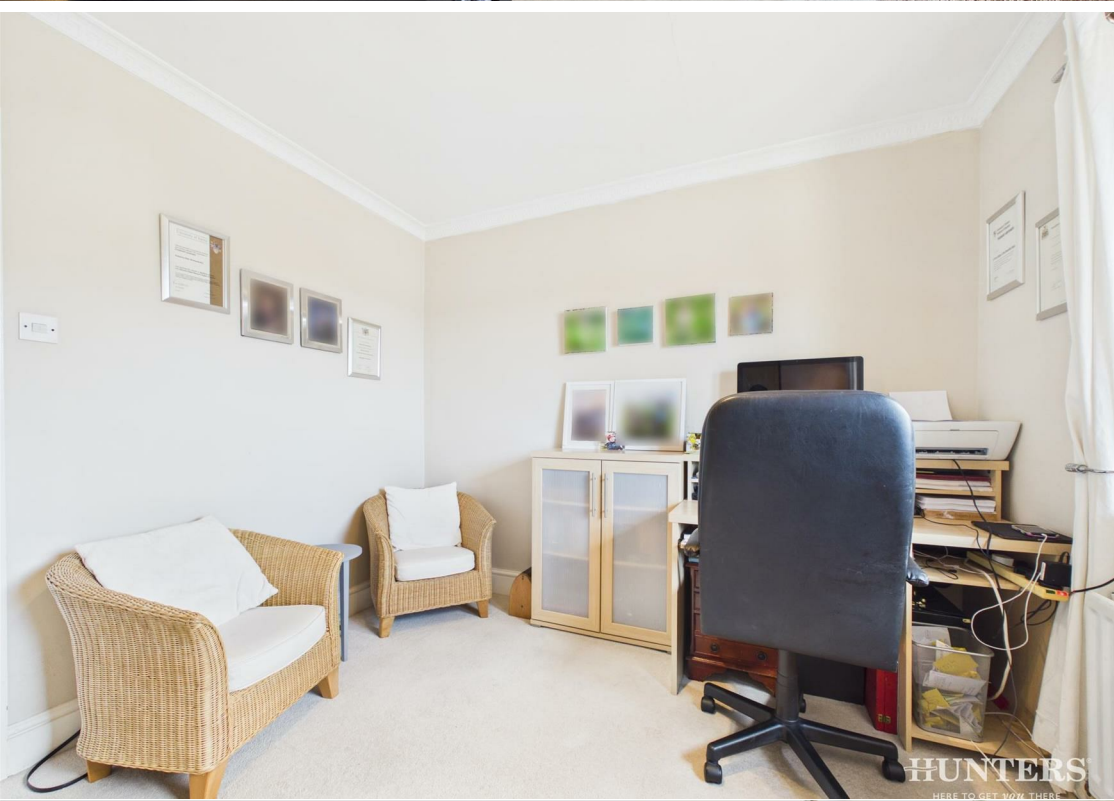


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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