

# STUART EDWARDS



## Maxey Drive

Middlestone Moor, County Durham DL16 7GT

- MODERN DETACHED HOUSE
- EXCELLENT VIEWS TO FRONT
  - STYLISH LOUNGE
- BATHROOM & EN-SUITE SHOWER ROOM
- GARDENS WITH GRANITE PATIO AREA
- CUL-DE-SAC POSITION
- 3 BEDROOMS
- KITCHEN/DINER
- DRIVEWAY & INTEGRAL GARAGE

Asking Price £185,000

**Council Tax Band: C**

**EPC Rating: B**

**FULL DESCRIPTION**

Modern detached house, constructed approximately 3 years ago and situated in a cul-de-sac position with excellent views to the front. A perfect family home. Accessed via a composite entrance door to the hallway, well presented lounge with luxury oak herringbone flooring, contemporary style kitchen/diner with space for a dining table and UPVC double glazed French doors accessing the garden. The cloakroom/wc has been converted into a utility space and is plumbed for an automatic washing machine. Stairs from the hallway lead to the first floor landing with loft access, master bedroom with en-suite shower room, a further 2 bedrooms and a family bathroom. Externally a driveway leads to an integral garage to provide off road parking and there are well laid gardens to the front and rear. Gas central heating and UPVC double glazing throughout. Middlestone Moor is close to a good range of amenities, including supermarkets, shops, bars & restaurants in nearby Spennymoor. Schooling is extremely well-regarded, and a comprehensive road network offers easy access to the nearby A1M, A167 & other links throughout the region. Viewings are recommended.

**ENTRANCE**

Composite entrance door leading to hallway with radiator and stairs to the first floor landing.

**LOUNGE**

15'2 x 10'0

Herringbone oak flooring, double radiator and wood panelled feature wall.

**KITCHEN**

13'6 x 7'6

Range of grey high gloss handleless wall and floor units with wood effect laminate worktops and inset stainless steel sink unit with mixer tap. Integrated stainless steel electric oven, gas hob and extractor hood. Plumbed for automatic washing machine and tiled splashbacks. Space for a dining table with double radiator and UPVC double glazed French doors providing access to the garden.

**CLOAKROOM/WC**

Converted to create a utility space to house a washing machine.

**FIRST FLOOR LANDING**

Radiator and loft hatch.

**BEDROOM 1**

13'0 x 9'4

Double radiator.

**EN-SUITE SHOWER ROOM**

White suite comprising: close coupled wc, pedestal wash hand basin, step-in shower cubicle with mains fed shower, feature tiled walls and radiator.

**BEDROOM 2**

11'4 x 10'2

Radiator and built-in wardrobe.

**BEDROOM 3**

39'4"0'0" x 19'8"32'9"

Radiator and a range of fitted wardrobes.

**BATHROOM**

White suite comprising: close coupled wc, pedestal wash hand basin, tiled splashbacks, decorative vinyl flooring and radiator.

**GARAGE & DRIVEWAY**

1 & 2 Blue Coat Buildings, Claypath,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

