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HERE TO GET you THERE
Ivatt Walk Shildon, DL4 2GL

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Offers In Excess Of £230,000

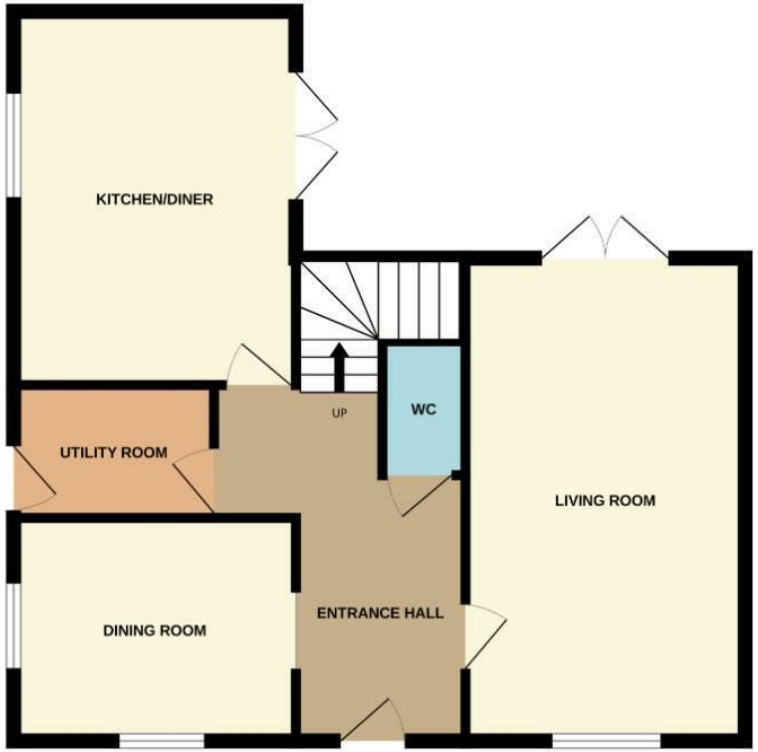
Immaculately presented four bedroomed detached property offered to the market for sale, pleasantly situated on Ivatt Walk, Shildon. Ready to move into, this stunning family home benefits from a range of fantastic improvements made by the current owners including; a spotlight walk-in dressing room with automatic lighting, full-length media wall with feature fire, home security cameras and a built in speaker and intercom system. Ideally located in the sought after Middridge Vale development on the outskirts of Shildon, the property is positioned to offer easy access to amenities available in the local town centre, and both Tindale Retail Park and Bishop Auckland provide a further range of facilities such as; supermarkets, popular high street retail stores, restaurants and both primary and secondary schools. The A6072 is nearby and leads to the A68 and then to the A1(M) both North and South, perfect for commuters. There is an extensive public transport system in the area allowing for frequent access to neighbouring towns and villages, Newton Aycliffe, Bishop Auckland and Darlington.

In brief the property comprises; a large entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom, bedroom four currently presented as a dressing room. Externally the property is situated in a large corner plot with a gated, lawned garden to the front, while the rear boats a meticulously maintained landscaped garden, mainly laid to lawn with a patio area providing a perfect space for outdoor seating and hosting. Additionally, there is a single garage with up and over door, along with a private driveway offering plenty of off street parking.

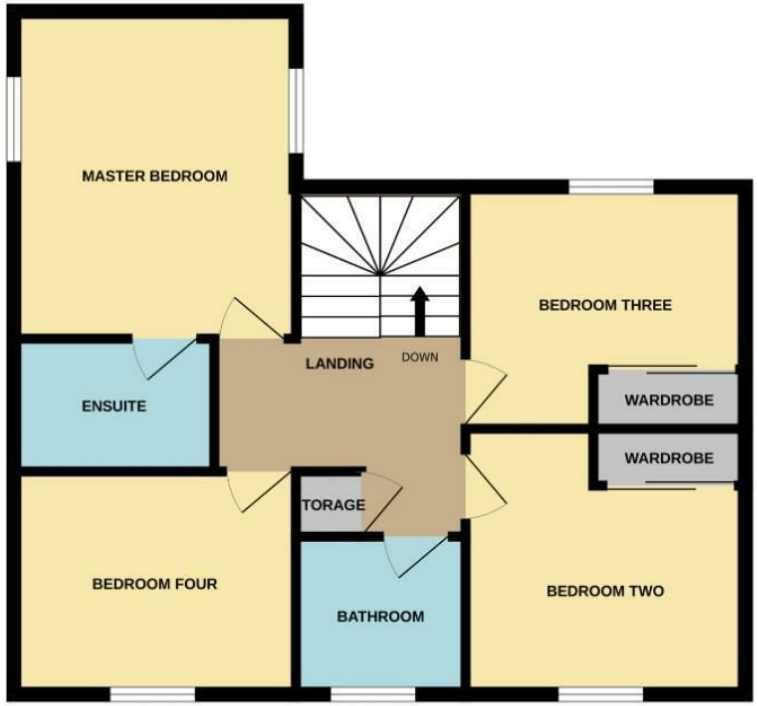
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GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.

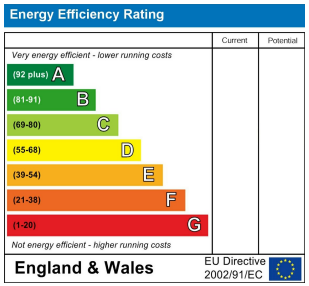


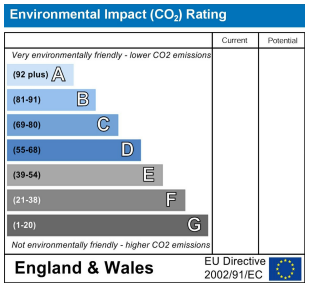
1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

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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Living Room
18'9" x 10'9"
Bright and spacious living room offering plenty of space for furniture and benefits from neutral decor throughout and a full length media wall with inset flame effect electric fire, with large window to the front allowing lots of natural light and French doors to the rear leading into the garden.

Kitchen
14'6" x 10'11"
The modern kitchen is fitted with a range of white wall, base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Benefiting from an integrated oven, hob, fridge/freezer and dishwasher, with space available for a table and chairs and French doors lead into the garden.

Dining Room
10'11" x 8'8"
The dining room is another good size. currently utilised as a play room and can offer space for a table and chairs along with further furniture and neutral decor. Dual aspect windows providing lots of natural light.

Utility Room
7'6" x 5'2"
The utility room is fitted with further wall and base units providing additional storage along with space for a washing machine and tumble dryer.

Cloakroom
5'6" x 2'11"
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom
12'5" x 11'4"
The generously sized master bedroom provides space for a king sized bed, further furniture, benefiting from neutral decor and two windows providing lots of natural light.

Ensuite
7'2" x 5'4"
The master bedroom ensuite is fitted with a double shower, heated towel rail, wash hand basin and WC.

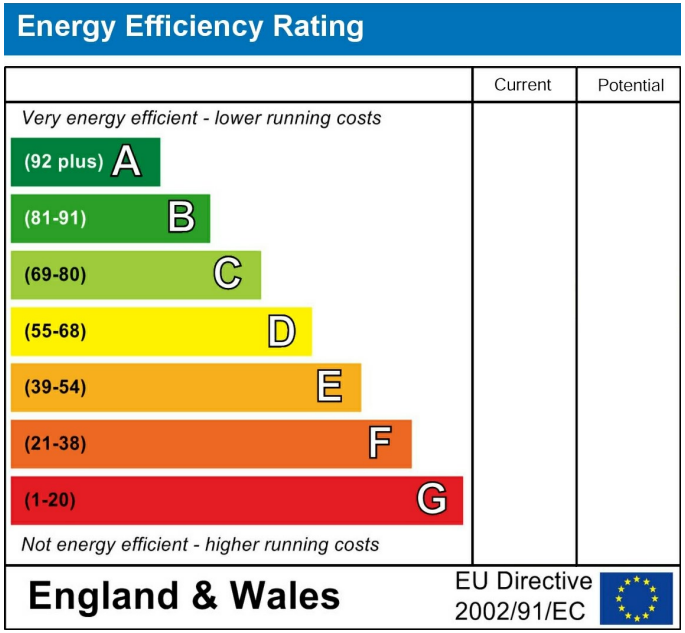
Bedroom Two
11'1" x 9'6"
The second bedroom is another spacious double bedroom, with built in wardrobes, neutral decor and window to the front elevation.

Bedroom Three
11'1" x 9'2"
The third bedroom is another well-sized double bedroom with neutral decor, built in wardrobes and window to the rear elevation.

Bedroom Four
10'2" x 9'6"
The fourth bedroom is currently utilised as a dressing room. Recently renovated, this room benefits from feature automatic lighting upon entry and is fitted with a range of drawers and wardrobe units offering plenty of storage and modern tiled flooring. Dual aspect windows provide plenty of natural light making it the perfect dressing space.

Bathroom
7'6" x 6'2"
The family bathroom is fitted with a panelled bath with an overhead rainfall shower, heated towel rail, WC and wash hand basin.

External
Externally the property is situated in a large corner plot with a gated, lawned garden to the front, while the rear boats a meticulously maintained landscaped garden, mainly laid to lawn with a patio area providing a perfect space for outdoor seating and hosting. Additionally, there is a single garage with up and over door, along with a private driveway offering plenty of off street parking.



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.










Aa apple
Bb ball
Gg goat
Nn nest
Uu umbrella


CANDY












Matteo









