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Eden Grove
Middridge, DL5 7JG

Offers in the region of £350,000

House - Detached
3 Bedroom/s
2 Bathroom/s

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



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

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band D

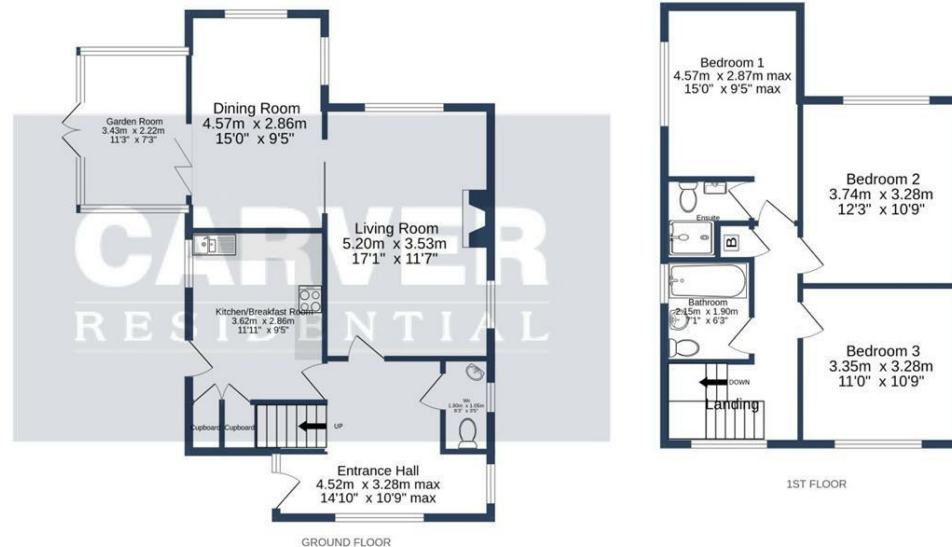
Local Authority:- Durham County Council

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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EDEN GROVE, MIDDLESBROUGH. DL5 7JG.

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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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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk