



If your looking for a beautifully presented home with plenty of parking, a South-facing enclosed garden and further land, (extending to approximately 300sq m), this could be the property for you. Situated in the tranquil hamlet of Old Eldon this unique property features an entrance vestibule with useful utility room, a living/dining room with media wall and French doors opening to the rear garden and a fitted kitchen/breakfast room which also overlooks the rear garden. The first floor features a spacious landing with each bedroom equipped with built-in wardrobes whilst the family bathroom/WC features a separate corner shower cubicle for added convenience. There is a sizeable South facing garden to the rear of the property with lawn and patio with pedestrian gate opening to a substantial gated parking area. In addition there is a further piece of land extending to around 300sq m which could be utilised for a number of purposes including the erection of a double garage (pre-planning application previously applied for), stable block for horses, allotment, play area etc subject to the usual planning consents. Equipped with oil central heating to radiators with uPVC double glazing we would encourage an internal viewing at the earliest opportunity.





- "L" shaped living/dining room with French doors and media wall
- Built-in wardrobes to each bedroom
- Utility area
- Lovely enclosed rear garden with lawn and patio
- Additional piece of land extending to circa 300sq m suitable for a number of uses - subject to permissions
- Fitted kitchen/breakfast room
- Family bathroom/WC with separate shower cubicle
- South facing rear aspect
- Extensive gated parking area

#### Agents Notes

Tenure:- Freehold

Oil central heating to radiators & septic tank

uPVC double glazing throughout

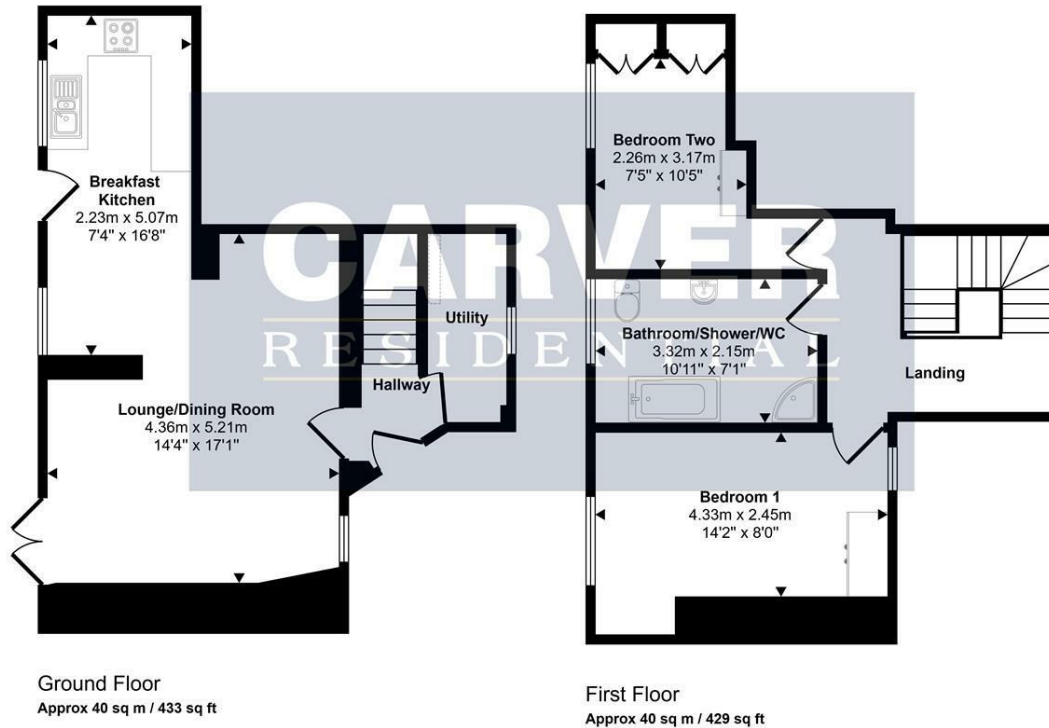
Council Tax:- Band A

Local Authority:- Durham County Council

#### Buyer(s) Identification Checks

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Approx Gross Internal Area  
80 sq m / 862 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (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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