



28 Eden Grove Middridge DL15 7JG

- Extended 3 Bedroom Detached Residence
- Sought After Village Location
- Rare To Sales Market
- Detached Garage and Driveway
- Landscaped Gardens
- Must Be Viewed

Offers In Excess Of £275,000

28 Eden Grove, Middridge

A rare opportunity has arisen to purchase this beautifully appointed 3 Bedroom Detached Residence, situated in a desirable village location.

The village of Middridge, which is known for its quiet rural charm and green spaces, is situated between Shildon and Newton Aycliffe, approximately 8 miles north of Darlington.

For the outdoor enthusiasts, there are several walks ranging from short village strolls to longer countryside loops.

The growth in popularity of property in this area in recent times reflects the combination of tranquil natural surroundings combined with accessibility and ease of commuting.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing throughout, the internal layout briefly comprises, Reception Hallway with staircase rising to the first floor, Cloakroom/Wc, Breakfast Kitchen, dual aspect Lounge with feature log burning stove on marble hearth and Dining Room with tri-folding doors opening to the Garden Room.

To the first floor there is a Family Bathroom and Three Double Bedrooms, the master of which boasts en-suite facilities.

The property sits within private and enclosed landscaped gardens, containing an abundance of mature plants, trees and shrubs, a wildlife pond, shed and greenhouse. Seating areas have been designed for different times of the day and for 'al fresco' dining and entertaining.

An electric sliding gate opens to an extensive block paved driveway, provides added off road parking for a caravan or motorhome and leads to a Detached Garage with an electric roller door.

In our opinion this property will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the standard of accommodation this house has to offer.

Reception Hallway

The sense of space is apparent upon entering the reception hallway, with staircase rising to the first floor.



Cloakroom/Wc

Fitted with a low level w/c and wash hand basin with vanity/storage unit.



Breakfast Kitchen:**11'10 x 8'4 (3.61m x 2.56m)**

Fitted with a range of base, drawer and wall units, complementary granite work surfaces with inset one and a half bowl sink unit. Integrated Neff gas hob with extractor hood, electric oven, dishwasher and freezer. Space and plumbing for washing machine. Useful under stair cupboard/pantry providing additional storage facilities.

**Lounge:****16'9 x 11'5 95.12m x 3.48m)**

A well proportioned dual aspect lounge, the focal point of which is a log burning stove set on a marble hearth. Oak folding doors opening to the dining room.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

Dining Room:
15'5 x 8'3 (4.70m x 2.52m)

Providing ample space for family dining and entertaining. Tri-fold doors to garden room.



Garden Room: 11'4 x 7'3 (3.46m x 2.21m)

A welcome addition to the property with French doors opening to the garden.



First Floor Landing

Storage cupboard housing gas central heating boiler. Doors to:

Master Bedroom:

11'4 x 9'4 (3.47m x 2.87m)

Spacious double bedroom with en-suite shower room/wc.



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En-Suite

Fully tiled walls, walk in shower enclosure with contemporary rainfall and handheld units, low level w/c, wash hand basin and chrome towel radiator.



Bedroom Three: 10'10 x 10'7 (3.32m x 3.23)

A third double room currently utilised as a home office.



Family Bathroom: 6'11 x 5'6 (2.11m x 1.68m)

Part tiled bathroom comprising, electric shower over panelled bath, low level w/c and wash hand basin.



Bedroom Two: 12'2 x 10'7 (3.72m x 3.23m)

Double room providing ample space for a range of free standing furniture.



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Externally

The property sits within private and enclosed gardens, which are laid partly to lawn, with well stocked flower beds containing an array of mature plants, shrubs and trees, including Himalayan silver birch, crab apple, holly and maple. There is a wildlife pond, greenhouse, shed and a number of spots in which to sit and relax or enjoy 'al fresco' dining.



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