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Sturrock Court

Shildon, DL4 2BF

Offers in the region of £199,950

House - Detached



A 3 bedroom DETACHED family home pleasantly situated on this popular development to the outskirts of Shildon.

An internal viewing will reveal an entrance hallway that includes a built-in storage cupboard and a convenient WC. From here, you can access the inviting living room at the front of the house, as well as the expansive open-plan kitchen and dining area.

The kitchen is well-equipped with built-in stainless steel cooking appliances, a fridge, and a freezer, making it a delightful space for culinary enthusiasts. The dining area comfortably accommodates a table and chairs, and the French doors lead you to the charming rear garden, perfect for summer gatherings. Additionally, a utility room with plumbing for a washing machine and a half-glazed door to the side enhances the practicality of this home.

The first bedroom is a generous double with the added luxury of an en-suite shower room. Two further well-proportioned bedrooms at the rear provide ample space for family or guests. The family bathroom features part-tiled walls, adding a touch of elegance.

Outside, the property boasts a two-car driveway leading to an attached single garage, ensuring ample parking for residents and visitors alike. The enclosed rear garden, complete with a lawn and patio, offers a private retreat for outdoor enjoyment.

Situated in a popular development on the outskirts of Shildon, this home is conveniently located just a short drive from Newton Aycliffe and Bishop Auckland. With easy access to the A1M and A689 within a mere ten minutes, this property is perfectly positioned for both work and leisure.



- Entrance hallway with built-in storage cupboard & ground floor WC
- Open plan fitted kitchen/dining room with French doors
- En-suite shower room/WC
- Two-car driveway & attached single garage
- uPVC double glazing & GCH, (rads)
- Living room
- Utility room
- Two further bedrooms & family bathroom/WC
- Enclosed rear garden
- Popular development to outskirts of Shildon

Agents Notes

Tenure:- Freehold

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

uPVC double glazing throughout

Council Tax:- Band C

Local Authority:- Durham County Council

Buyer(s) Identification Checks

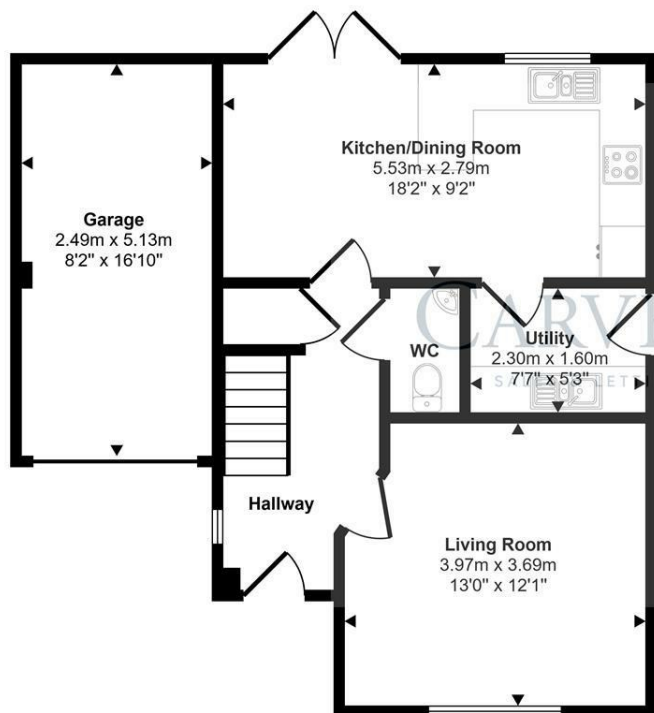
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

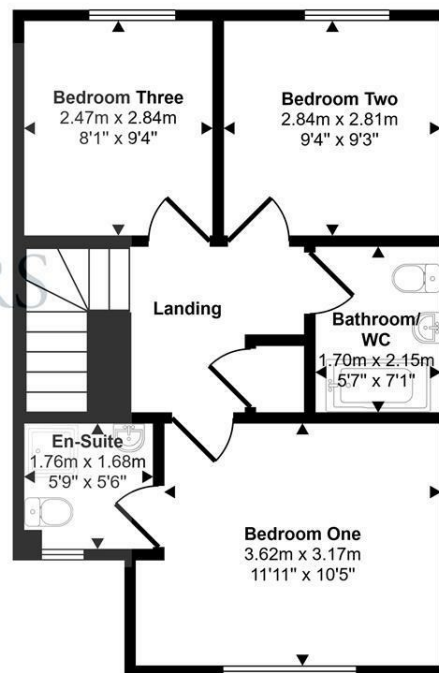
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)



Approx Gross Internal Area
102 sq m / 1096 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft



First Floor
Approx 44 sq m / 476 sq ft

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		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC
968.00 sq ft

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