



VENTURE
PLATINUM

Dean Close | Shildon
Chain Free £340,000



Located in Shildon, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious double bedrooms, this property is ideal for families seeking ample space to grow and thrive. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the open plan kitchen/diner, which provides a contemporary space for cooking and dining, with a warm and inclusive atmosphere.

Externally, the property boasts both front and rear gardens, offering delightful outdoor spaces for relaxation, gardening, or play. The generous off-street parking accommodates up to five vehicles, a rare find that adds to the convenience of this lovely home.

This property is not just a house; it is a place where memories can be made. With its desirable location and thoughtful layout, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful home your own.

Ground Floor

Entrance Vestibule 1.04m x 0.41m (3'5 x 1'4)

Double doors to front with dual side window panels. Door to Garage.

Entrance Hall 4.09m x 3.51m (13'5 x 11'6)

Open staircase to first floor landing.

Lounge 4.70m x 4.24m (15'5 x 13'11)

Bay window to front, coving to ceiling and feature fireplace.

Kitchen 4.14m x 3.58m (13'7 x 11'9)

Upvc double glazed window to rear, fitted wall, base and drawer units with contrasting black quartz worktops. Belfast sink with mixer tap, Range Cooker with extractor over and stainless steel splashback. Space for an American style fridge freezer. Spotlights to ceiling and wooden floor. Open plan to dining room.

Dining Room 4.17m x 3.96m (13'8 x 13')

Deep coving to ceiling, ample room for table and chairs. double doors leading to Sunroom

Sun Room 7.06m x 2.90m (23'2 x 9'6)

Part wall and Upvc double glazed, double doors to rear.

Utility Room 3.53m x 2.72m x 1.55m (11'7 x 8'11 x 5'1)

With base units, stainless steel sink and door to side.

Ground Floor Cloaks/WC

Upvc double glazed window to side, w.c, wash hand basin and radiator.

First Floor

First Floor Landing 4.50m x 2.92m (14'9 x 9'7)

Bright and airy landing space with Upvc double glazed window to front and deep coving to ceiling.





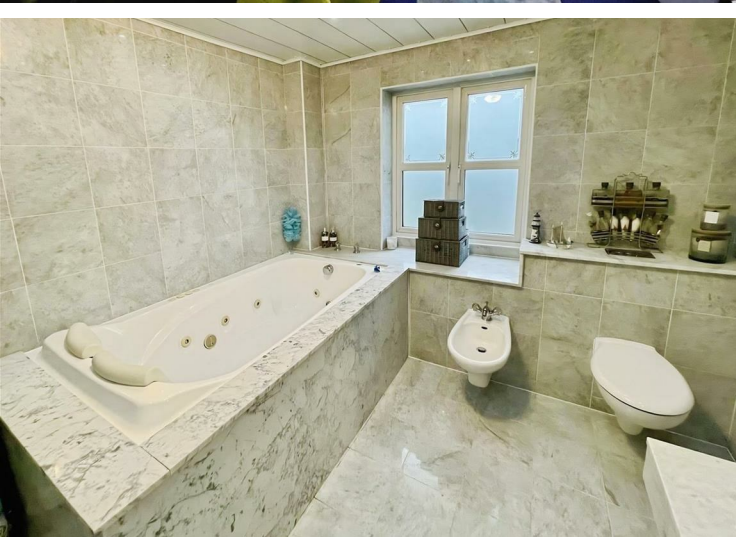
Bedroom One 5.11m x 4.57m (16'9 x 15')

Upvc double glazed window to front, fitted wardrobes with vanity unit and radiator.

En-Suite/WC

Upvc double glazed obscure window to side, generous walk in shower, w.c, wash hand basin and radiator.





Bedroom Two 3.68m x 3.23m (12'1 x 10'7)

Upvc double glazed window to front, coving to ceiling and radiator.

Bedroom Three 3.58m x 2.72m (11'9 x 8'11)

Upvc double glazed window to rear and radiator.

Bedroom Four 3.56m x 2.36m (11'8 x 7'9)

Upvc double glazed window to rear and radiator.

Bathroom/WC

Upvc double glazed window to rear, luxury double jacuzzi bath, back to wall w.c and bidet. Twin wash hand basin in vanity. Marble tiled walls and floor and spotlights to ceiling.



Externally

The home stands on a large plot with excellent parking to the front for multiple cars, to the rear of the home the property has a large garden with feature patio area.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 100 Mbps

Mobile Signal/coverage: Good with EE, Vodafone, 3 and O2

Council Tax: Durham County Council, Band: E Annual price: £3,375.38 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding and very low risk of flooding from the rivers and sea

Disclaimer

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Note

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Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

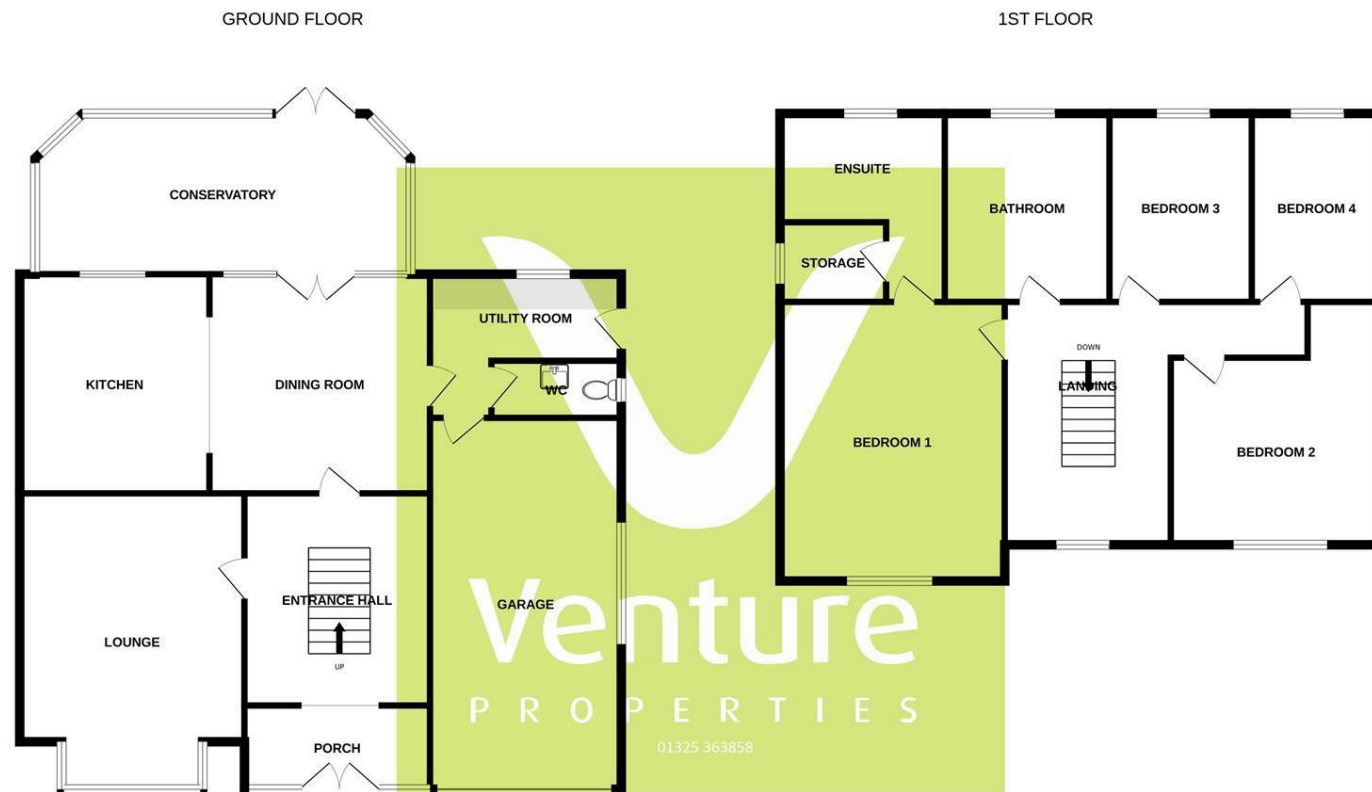
<https://find-energy-certificate.service.gov.uk/energy-certificate/0171-2071-2021-2807-8441>

EPC Grade D





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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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