



## 4 bed detached house to buy in

Sorrel Close, Shotton Colliery, Durham,  
Durham, DH6 2LB

**£230,000** Offers Over

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Stunning Kitchen/Dining Room
- ✓ Detached Garage & Multi Car
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*DETACHED FAMILY HOME\*\*STYLISH KITCHEN/DINING ROOM\*\*FOUR BEDROOMS\*\*DEATCHED GARAGE & MULTI CAR DRIVEWAY\*\*HIGHLY DESRIABLE LOCATION\*\***

Pattinson Estate agents are excited to welcome to the market, this impressive detached family home, which boasts four bedrooms and is nestled away on the highly desirable estate of Sorrel Close, Shotton Colliery, Durham. This family residence is perfectly positioned within close proximity of local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to Shotton Primary and Our Lady of Lourdes Catholic Primary School, as well as being a short driving distance to Castle Eden Dene Nature Reserve, Horden Train Station, Sunderland and Durham City Centres.

This impressively presented home is well-balanced and spacious layout, offering a welcoming entrance hallway, generous lounge, a stylish kitchen/dining room, a study, utility area and ground floor W.C. To the first floor lies the principal bedroom with an en-suite, a further three bedrooms and a three piece family bathroom. Externally to front there is an enclosed garden, detached garage and multi car driveway and to the the rear there is a private garden, which benefits from not being over looked.

Additionally this property benefits from Hive gas central heating, double glazing throughout and owned solar panels, which a has an approximate revenue of £500 Per Annum.

Early viewings come highly recommended to appreciate this rare opportunity of this stunning family home, please contact our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £230,000

Property Type: Detached House

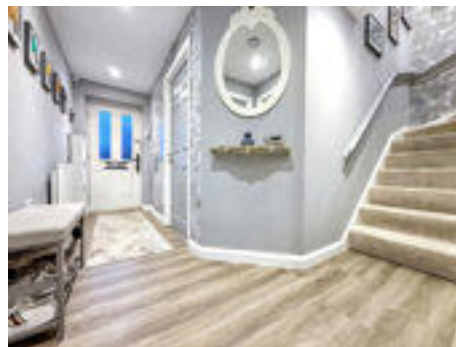
USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has LVT flooring and a radiator.



## Lounge

4.04m x 3.28m (13'3" x 10'9")

Spacious lounge with LVT flooring, a vertical radiator and a double glazed front aspect window.



## Kitchen/Dining Room

3.10m x 6.19m (10'2" x 20'3")

Stylish kitchen/diner benefiting from a range of upper, lower and full length units with contrasting Quartz worksurface and matching up-stands. There is also the benefit of integrated appliances such as:- dishwasher, instant boiling water tap, a pullout larder, an induction hob , designer extractor fan and dual ovens, one of which is a microwave combination oven. LVT flooring, a vertical radiator, double glazed rear aspect window and French doors leading to the rear garden.



## Utility

2.10m x 1.57m (6'10" x 5'1")

The utility has fitted full length units, plumbing for a washing machine, space for a dryer, LVT flooring and an external door leading to the rear garden.



## Ground Floor W.C

1.03m x 1.57m (3'4" x 5'1")

Convenient W.C with a hand wash basin, radiator, laminate flooring and a double glazed window.



## Study/Crafting Room

3.09m x 3.29m (10'1" x 10'9")

A versatile room currently used as a crafting room, which has laminate flooring, a radiator and a double glazed front aspect window.



## First Floor Hallway

The first floor hallway has a storage cupboard and gives access to a boarded loft via a timber ladder.



## Principal Bedroom

3.49m x 3.95m (11'5" x 12'11")

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed rear aspect window, which offers picturesque views.



## En-suite

1.93m x 1.67m (6'3" x 5'5")

Convenient en-suite benefiting from a shower cubicle, WC and a hand wash basin. Luxury vinyl tile flooring, UPVC cladded walls, a heated towel rail and a double glazed window.



## Bedroom Two

3.92m x 3.95m (12'10" x 12'11")

Double bedroom with luxury vinyl tile flooring, a radiator and a double glazed front aspect window.



## Bedroom Three

3.05m x 2.76m (10'0" x 9'0")

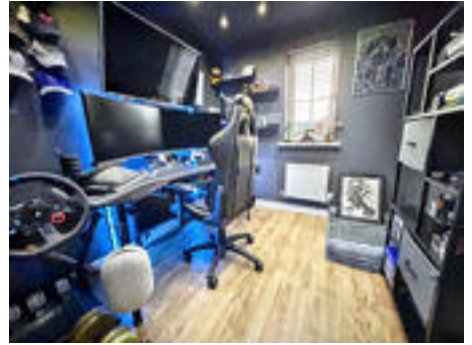
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Four

2.52m x 2.35m (8'3" x 7'8")

Fourth bedroom with laminate flooring, a radiator and a double glazed front aspect window.



## Bathroom

1.95m x 2.49m (6'4" x 8'2")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partly tiled walls, a heated towel rail and a double glazed rear aspect window.

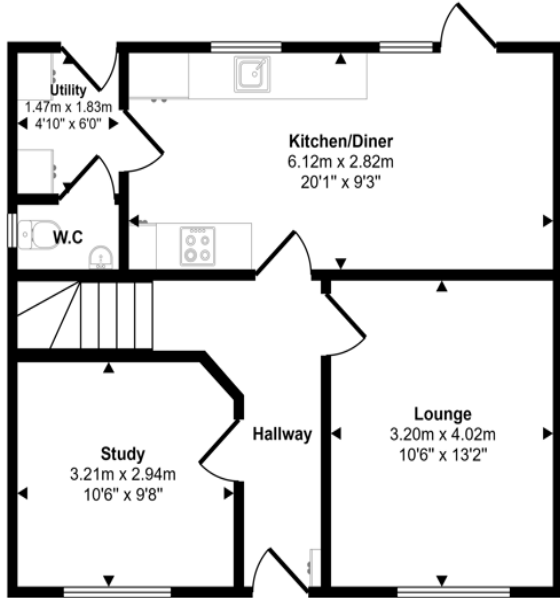


## External

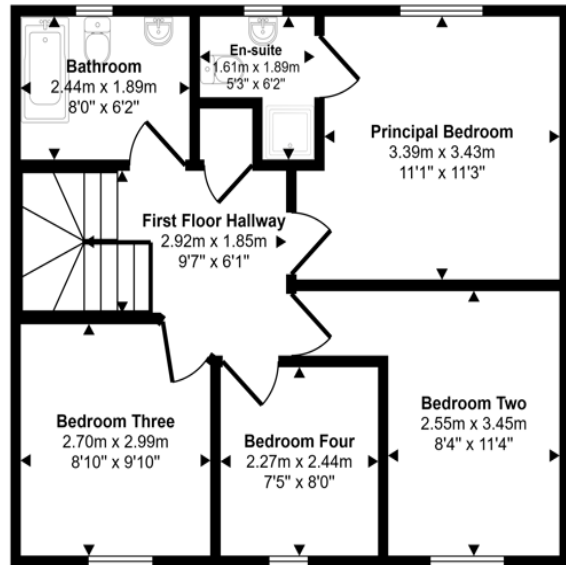
Externally to the front there is an enclosed garden laid to lawn, a multi car driveway and a detached garage. To there rear lies a private garden laid to lawn with a composite decked area and a patio section adjacent to the property. The rear garden also benefits from not being overlooked



Approx Gross Internal Area  
109 sq m / 1173 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft



First Floor  
Approx 55 sq m / 588 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sorrel Close, Shotton Colliery, Durham, Durham, DH6 2LB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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