



## 5 Richmond Close Shildon DL4 1NW

- 3 Bed Detached Family Home
- Exclusive Residential Development
- Large Corner Plot
- 2 Reception Rooms
- Garage and Driveway
- Viewing Essential

**Offers In Excess Of £250,000**

## 5 Richmond Close



A rare opportunity has arisen to purchase a substantial individually designed Three Bedroom Detached Family Home, occupying a generous plot, situated at the head of a small exclusive residential development.

The market town of Shildon, which is home to the National Railway Museum, is approximately 4 miles southeast of Bishop Auckland and 9 miles north of Darlington. The property has good transport links with the A6072 trunk road giving access to the A1(M) for travel North and South. There are also rail links to both Darlington and Bishop Auckland. The ever expanding Tindale Crescent Retail and Leisure Park, which will soon include a multiplex cinema and bowling alley, is a short drive away.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises; Entrance Hallway, Cloakroom/Wc, Lounge, Dining Room and Breakfast Kitchen.

To the first floor, a Family Bathroom and Three Double Bedrooms (all of which are fitted with plantation shutters) the master of which boasts a Dressing Area and En-Suite Shower Room/Wc.

Externally to the front of the house there is an open plan garden. A lengthy block paved driveway, providing added off road parking facilities, leads to an attached Garage. To the rear, a large garden, which is laid to lawn with a paved patio area.

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 accommodation on offer.

### **Entrance Hallway**

The sense of space is apparent upon entering the hallway. Composite entrance door, sweeping staircase rising to the first floor, wood flooring and integral door to garage.



### **Cloakroom/Wc**

Fitted with a low level w/c and wall mounted wash hand basin.

**Breakfast Kitchen:**

**13'01 x 12'07 (3.99m x 3.84m)**

Refitted in 2024 with a contemporary range of base, drawer and wall units with complementary Quartz work surfaces, incorporating inset sink unit. Quality integrated appliances to include Neff double eye level oven, induction hob with extractor hood, fridge, dishwasher and washing machine. Recessed ceiling lights, column style radiator, window overlooking the rear garden and external door opening to the side elevation.



**Lounge: 13'10 x 12'08 (4.22m x 3.86m)**

A well-proportioned lounge the focal point of which is a coal effect fire in surround. A window to the side elevation and double doors opening to the rear garden allow lots of natural light to flood the room. Wood flooring and square arch to dining room.



**Dining Room:**

**14'02 plus bay x 9'01 (4.32m x 2.77m)**

Providing ample space for family dining and entertaining. Walk in bay window to the front elevation, window to the side, wood flooring and door to hallway.



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.

### First Floor Landing

Feature stained glass window to the front elevation, airing cupboard and access to the loft space.



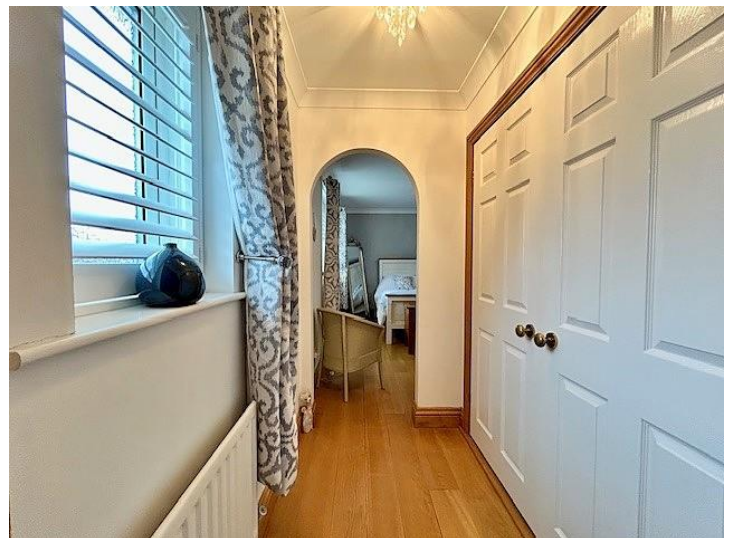
### Master Bedroom: 14'01 x 12'09 (4.29m x 3.89m)

Double bedroom providing ample space for a range of free standing bedroom furniture. Windows to both rear and side elevations, walk through access to dressing area and ensuite.



### Dressing Area

Fitted wardrobes and window to the rear.



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### En-Suite

Comprising, corner shower cubicle, low level w/c and pedestal wash hand basin. Obscure double glazed window to the rear.



### Bedroom Three: 9'08 x 8'06 (2.95m x 2.59m)

A third double bedroom, again overlooking the front of the house with built in wardrobes.



### Bedroom Two:

14'05 x 9'02 (4.39m x 2.79m)

Overlooking the front of the property.



### Family Bathroom: 12'08 x 6'09 (3.86m x 2.06m)

Pristine family bathroom comprising, free standing roll top bath, low level w/c and pedestal wash hand basin. Obscure double glazed window to the side elevation.



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## Externally

Occupying a generous corner plot within the cul-de-sac, the property has a large enclosed rear garden, which is laid mainly to lawn. A paved patio provides ample space for a range of outdoor garden furniture.

Gate side access to the front of the house, where the open plan garden is again laid to lawn. An extensive block paved driveway, providing off road parking for a number of vehicles, leads to an attached garage.

## Garage:

**16'07 x 9'01 (5.05m x 2.77m)**

Electric remote controlled door, power, lighting and wall mounted central heating boiler.

