

# *16 Wellfield Court*

Co Durham SR7 9ND

**kimmitt&roberts**



**£129,950**



## 16 Wellfield Court

Murton, Co Durham, SR7 9ND

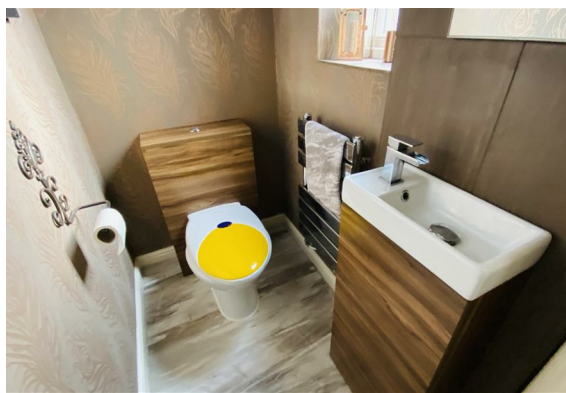
*Kimmitt & Roberts are delighted to offer to the open market this spacious detached residence situated in the heart of Murton. Accommodation comprises entrance lobby, living room, kitchen with integrated appliances, we and Conservatory. To the first floor there are three bedrooms with ensuite to master and family bathroom. Externally, the property benefits open plan lawned garden with driveway leading to single garage and gate to rear. The rear garden comprises patio area, lawned area and perimeter fencing. internal inspection a must.*

**Entrance Vestibule**  
with entrance door, radiator and staircase leading to first floor

**Lounge**  
17'4" x 11'1" (max) (5.3m x 3.4m (max))  
with double glazed window and two radiators

**Kitchen/Diner**  
10'9" x 9'6" (3.3m x 2.9m)  
with wall and base units with contrasting worktops, gas hob, electric oven, extractor fan, double glazed window, door to conservatory and door to garage

**Cloak/W.C.**  
with w.c., wash hand basin, double glazed window and heated towel rail







### **Conservatory**

14'9" x 8'6" (4.5m x 2.6m)  
being fully double glazed with  
double glazed french doors leading  
to rear of property

### **First Floor**

### **Landing**

### **Bedroom 1**

13'1" x 9'2" (+ robes) (4.0m x 2.8m  
(+ robes))  
with built in wardrobes, double  
glazed window and radiator



### **Ensuite Bathroom**

with stand alone shower, w.c.,  
wash hand basin, radiator and  
double glazed window

### **Bedroom 2**

10'5" x 8'6" (3.2m x 2.6m)  
with double glazed window and  
radiator



### **Bedroom 3**

6'10" x 10'5" (2.1m x 3.2m)  
with double glazed window and  
radiator

### **Bathroom**

having panel bath with over  
shower, w.c., wash hand basin,  
tiled walls, radiator and double  
glazed window

### **Disclaimer**

Kimmitt & Roberts Estate Agents  
Ltd gives notice that these  
particulars have not been checked  
and verified by the current owner.  
Therefore, they should not be  
assumed to be accurate until  
further verification.



## Floor Plan



## Viewing

Please contact our Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

