





8 Kirk Rise

Frosterley, Weardale

A large and generously proportioned 4-bed detached house in Frosterley village on a large corner plot. Integral double garage, EV charge point, private driveway, private garden, uPVC windows. Stunning surroundings, landscaped gardens, panoramic countryside views. Ideal for families.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 4 bedroom detached house
- Large corner plot
- Double integral garage
- Off road parking for 2 vehicles
- Private and enclosed garden
- Weardale countryside views
- EV charge point
- Family bathroom plus En suite
- uPVC windows throughout
- Located in Frosterley, surrounded by an Area of Outstanding Natural Beauty



Hallway

(1.21m x 2.59m) PLUS (0.93m x 3.81m)

Upon entering the property you find yourself in a large and bright entrance hallway. The hallway provides access via glazed internal double doors into the living room and benefits from an inbuilt storage cupboard and recently laid new modern grey carpets.

Living room

(3.47m x 6.87m)

The living room is a spacious and bright room benefitting from a dual aspect outlook. A large bay window with uPVC window to the front of the property and uPVC patio doors overlooks the rear garden. Recently laid new carpets and a vertical radiator add a modern feel.







Dining room

(2.80m x 3.67m)

The dining room is accessed via either the hallway or through the living room. It benefits from laminate wood flooring and a large uPVC window filling the space with natural light. The dining room is found at the rear of the house and overlooks the garden.

Kitchen

(3.03m x 4.48m)

A spacious and bright room located at the rear of the property and overlooking the garden, the kitchen benefits from two uPVC windows and offers a good range of over-under storage cabinets with a breakfast bar. Integrated appliances include a fridge, dishwasher, oven and hob, there is also space for an integrated freezer to be added in future if desired. The kitchen features a slate style grey laminate flooring, a modern vertical radiator and benefits from access to the utility room.



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YOU NEED
IS LOVE...
AND A DOG





Utility room

(1.82m x 1.86m)

The utility room is well appointed and provides space for a washing machine and a tumble dryer, there is the potential to add further storage cabinets to the utility room for your extra storage needs. A rear external door in the utility room provides access to the garden.

WC

(1.59m x 0.91m)

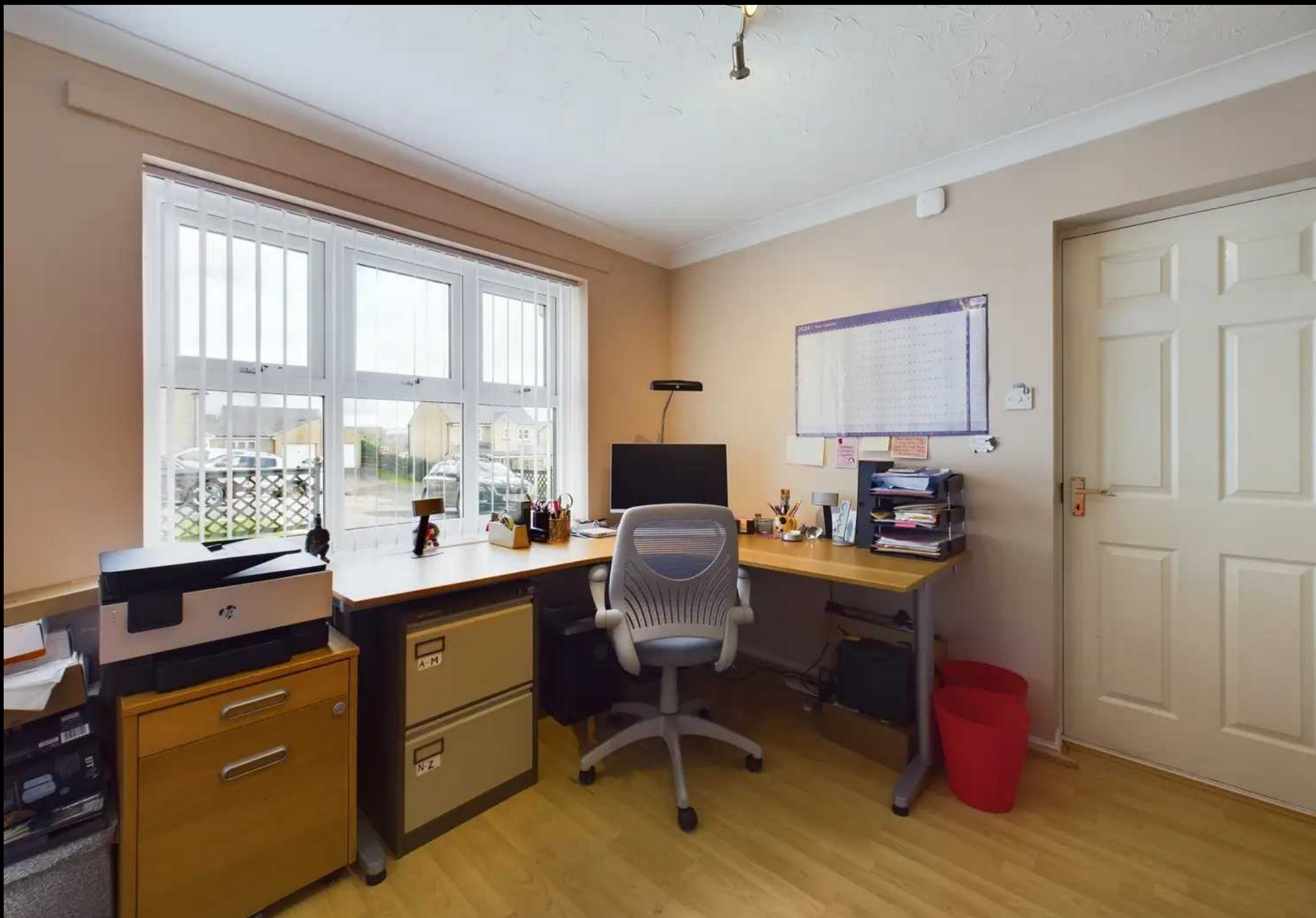
The downstairs WC is a welcome addition to any family home. Benefiting from a WC, hand wash basin, a modern vertical radiator and uPVC window.

Office

(2.94m x 2.97m)

A welcome additional living space that is currently configured as an office but would make an ideal playroom or snug. The office provides internal access to the double garage and benefits from a large uPVC window and laminate wood flooring.







Landing

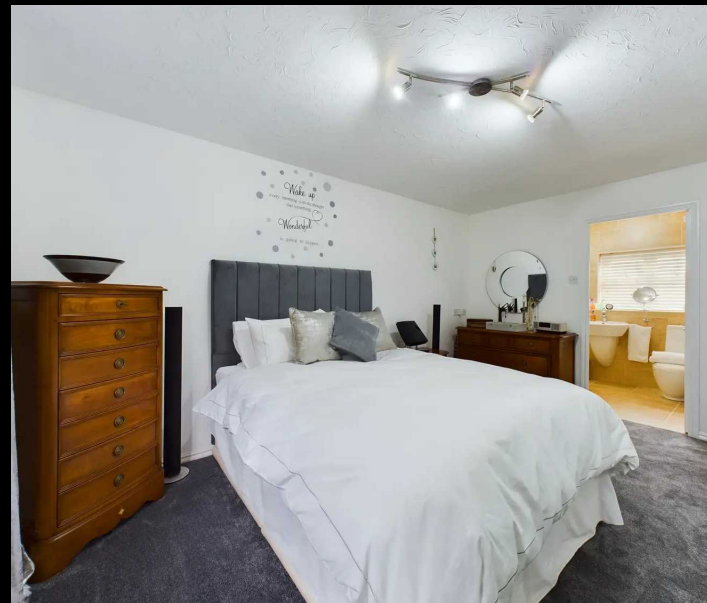
(4.09m x 0.94m)

A spacious and bright landing providing access to the four bedrooms and family bathroom. Benefitting from recently laid new carpets and a uPVC window allowing for lots of natural light.

Bedroom 1

(3.08m x 4.45m)

Bedroom 1 is a spacious and well appointed double room boasting an En suite bathroom, built-in wardrobes and providing ample space for free standing storage furniture. Neutrally decorated, bedroom 1 benefits from a large uPVC window overlooking the garden and recently laid new carpets.







En suite

(2.35m x 1.70m)

The En suite to bedroom 1 is a spacious and well appointed room, boasting a large walk in shower, WC, hand wash basin and a heated towel radiator. The En suite benefits from tiled flooring and full height tiled walls plus a large uPVC window.

Bedroom 2

(2.86m x 3.47m)

Bedroom 2 is a generously proportioned double bedroom benefitting from built-in wardrobes, ample space for free standing storage furniture and a large uPVC window overlooking the garden.







Bedroom 3

(2.30m x 3.46m)

Bedroom 3 is a bright and spacious double bedroom with the benefit of built-in wardrobes and a large uPVC window overlooking the garden.

Bedroom 4

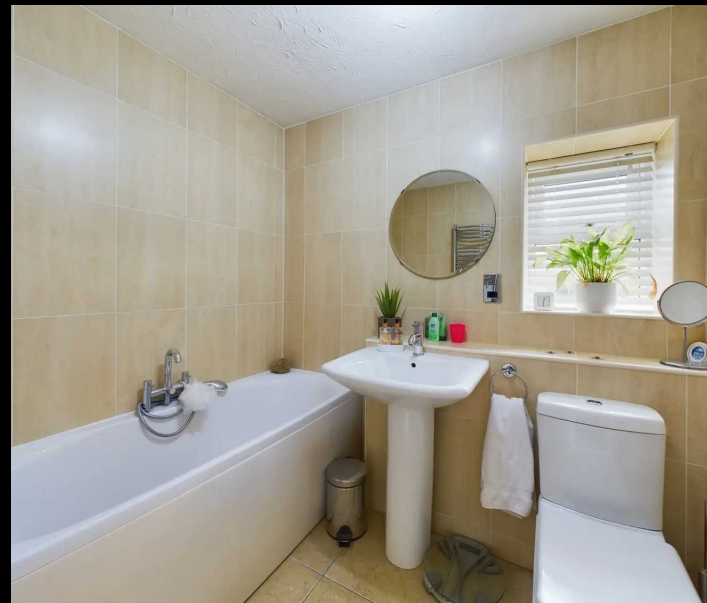
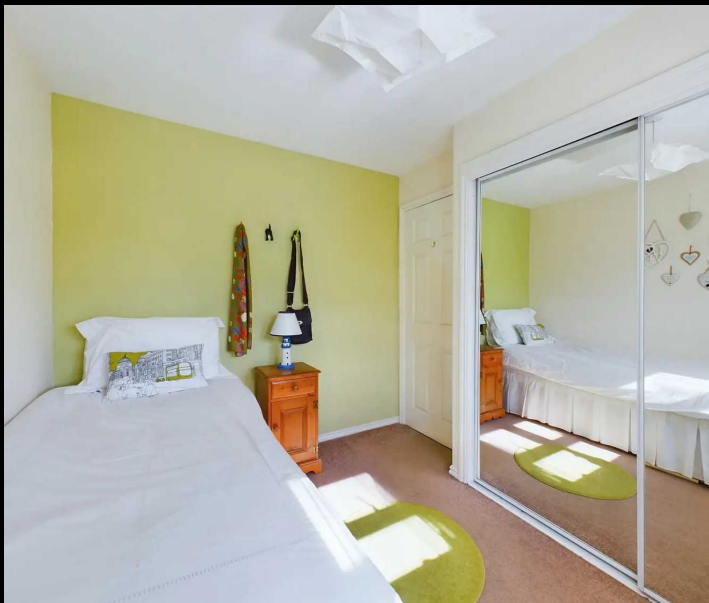
(2.22m x 2.89m)

Bedroom 4 is a well proportioned single bedroom with built-in wardrobes. Found at the front of the property and benefitting from a uPVC window the room is light and bright and would make an ideal children's room.

Bathroom

(2.29m x 1.88m)

The bathroom benefits from a 3 piece suite including a bath with shower attachment, hand wash basin and WC. The bathroom also boasts a heated towel radiator, tiled flooring, full height tiled walls and a uPVC window.







Garden

The property benefits from a large, private, split level wrap around garden boasting established trees and shrubbery further enhancing the private nature of the plot. The garden features an elevated area ideal for taking in the countryside views. The garden offers multiple areas ideal for outdoor seating and dining.

Double Garage

(5.30m x 5.30m) The property benefits from an integral double garage with a rear access door into the garden. The garage boasts an EV charge point, electricity and houses the property's boiler.

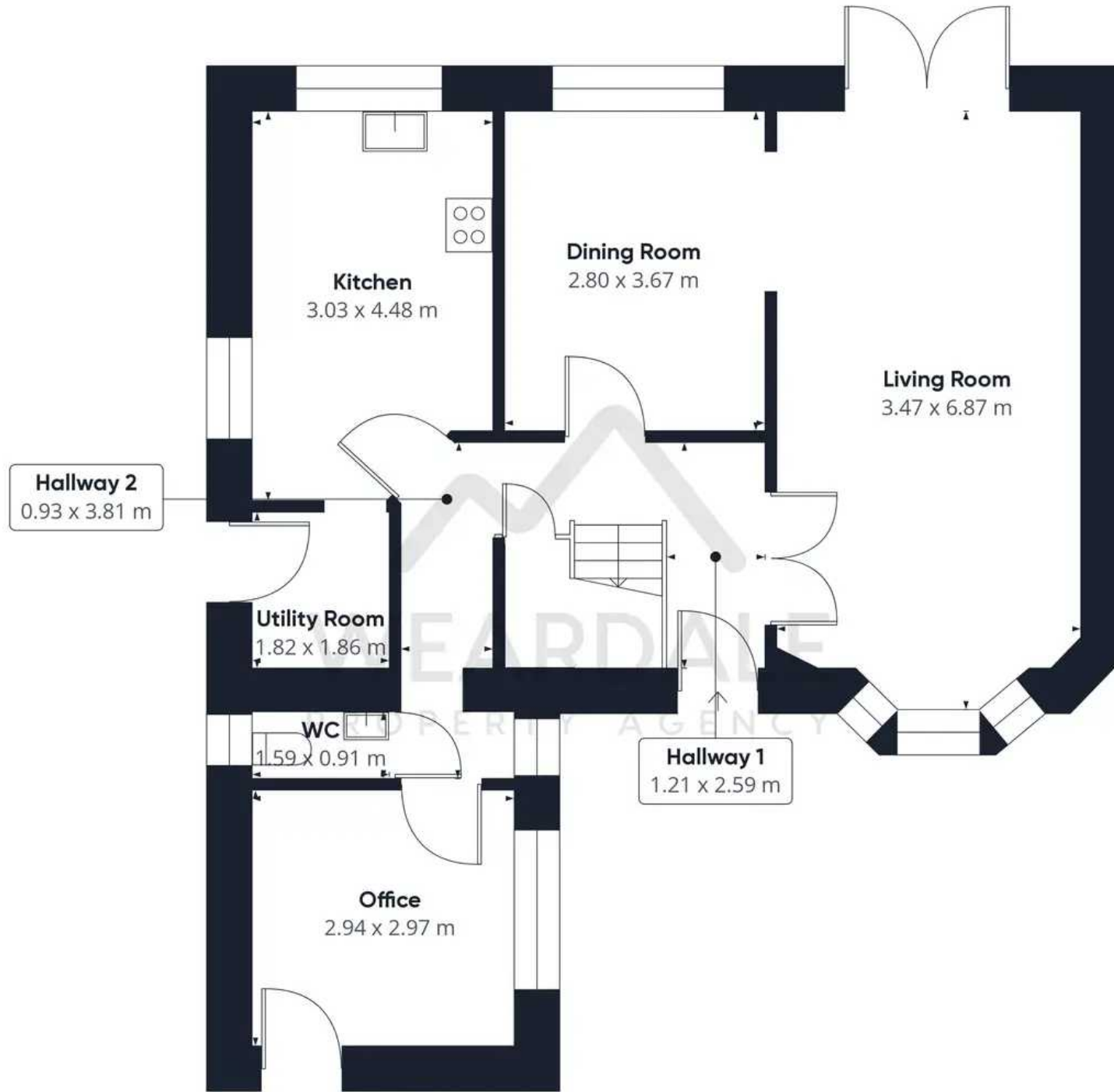
Driveway

2 Parking Spaces

The property benefits from off street parking via a private driveway.







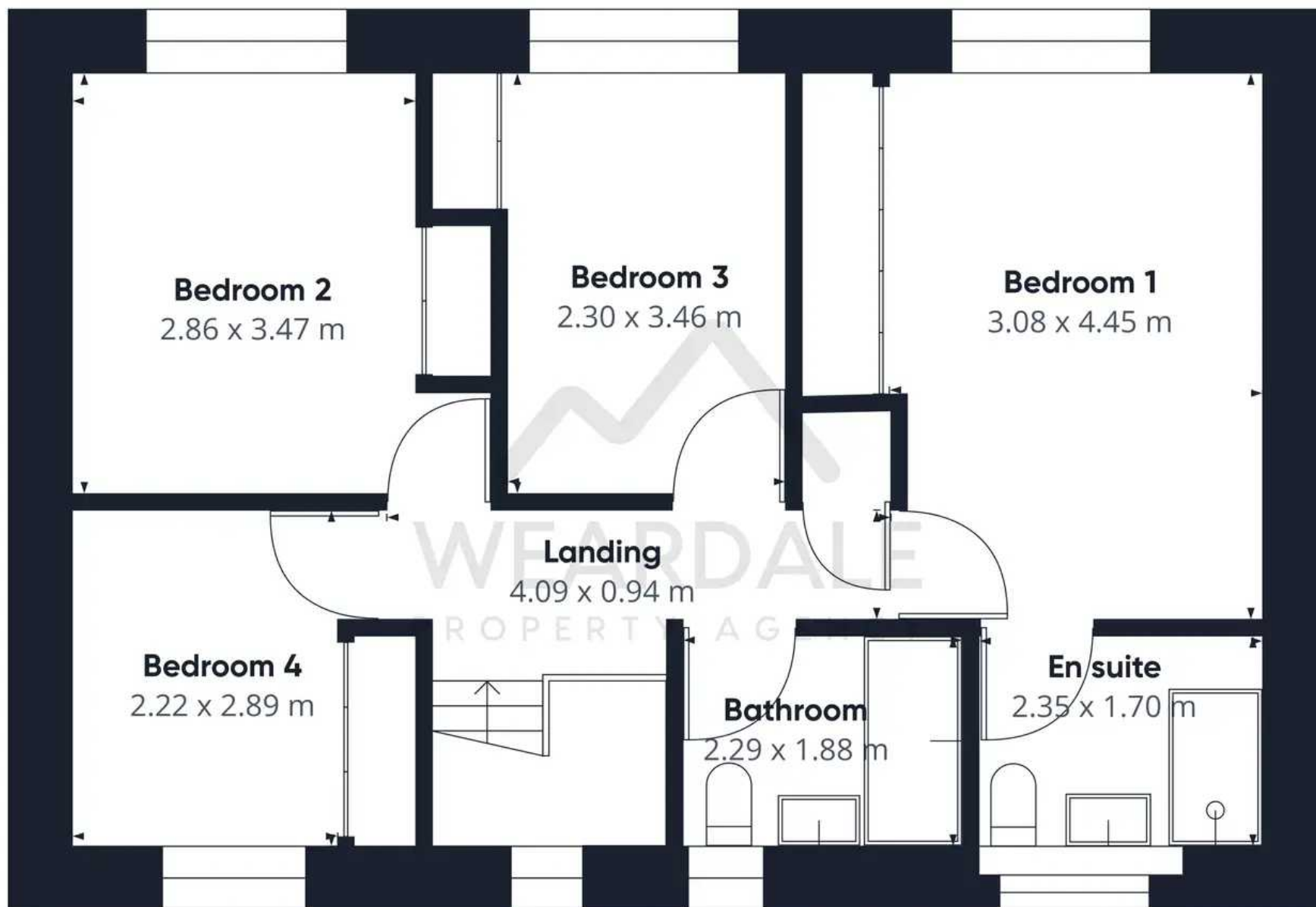
Floor 0

Approximate total area⁽¹⁾
73.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
56.88 m²

(1) Excluding balconies and terraces

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WEARDALE
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