



9 Maltby Close, Millers Hill Bishop Auckland DL14 8SF

- 4 Bedroom Detached Family Home
- Sought After Development
- Excellent Transport Links
- Generous Corner Plot
- Garage and Off Road Parking
- Viewing Essential

Offers In The Region Of £209,950

9 Maltby Close



A rare opportunity has arisen to purchase this spacious 4 Bedroom Detached family home, occupying a generous corner plot within a much sought after residential development. Millers Hill is conveniently situated on the outskirts of Bishop Auckland, which is home to the spectacular open air night show, Kynren –An Epic Tale of England. It also provides easy access to a wide range of amenities including supermarkets, restaurants, healthcare services and both primary and secondary schools. There is also an extensive public transport system which provides access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters, both the A688 and the A689 which lead to the A1 (M) both North and South are within easy reach.

Warmed via Gas Central Heating (new boiler installed 2022) and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway, ground floor Cloakroom/Wc, spacious Lounge/Dining Room with French doors opening to the rear garden, Fitted Kitchen and Utility Room.

To the first floor there is a Family Bathroom and Four Bedrooms, the Master Bedroom of which has En-Suite facilities.

Externally the property has an open plan garden to the front. A driveway, providing added off road parking facilities for a number of vehicles, leads to an attached Garage, with electric roller door (installed Sept. 2024) To the rear there is a private and enclosed garden, which is laid to lawn with flower borders and a paved patio. In our opinion this property would make an ideal family home and therefore an early viewing is highly recommended.

Entrance Hallway

Glazed entrance door opening to hallway with cornice to ceiling, central heating radiator and staircase rising to the first floor.



Cloakroom/Wc

Fitted with a low level w/c and wash hand basin. Cornice, chrome towel radiator and obscure double glazed window to the front elevation.



Lounge/Diner:
24'6 x 11'5 (7.31m x 3.48m)

A dual aspect lounge diner with window to the front elevation and French doors to the rear, allowing lots of natural light to flood the room. Cornice, radiator and laminate flooring.



The dining area provides ample space for a family size table and chairs.

Kitchen: 11'09 x 7'11 (3.58m x 2.41m)

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Integrated electric oven, hob and extractor hood. One and a half bowl sink unit, space and plumbing for dishwasher. Cornice, window overlooking the rear garden and open plan access to utility room.



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, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Utility:

7'04 x 6'08 (2.24m x 2.03m)

Base and wall units, stainless steel sink unit, space and plumbing for washing machine. Cornice, radiator, window and external door opening to the rear garden.



First Floor Landing

Cornice, airing cupboard housing hot water tank and doors to:

Master Bedroom:

15'03 x 10'01 (4.65m x 3.07m)

A double room of generous proportions providing space for a range of free standing bedroom furniture. Cornice, radiator and window to the front elevation. Door to en-suite.



En-Suite

Comprising; shower enclosure with contemporary rainfall unit, low level w/c and wash hand basin inset to vanity unit. PVC ceiling and wall cladding, chrome towel radiator and obscure double glazed window.



Bedroom Two: 11'02 x 10'11 (3.40m x 3.33m)

Situated to the rear of the house, benefitting from not being directly overlooked. Cornice, radiator and built in storage unit with hanging rail. Access to the loft space, via a pull down ladder and which is part boarded.



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Bedroom Three:

8'08 x 7'11 (2.64m x 2.41m)

Window to the front elevation, cornice and radiator.



Bathroom:

9'06 x 6'06 (2.90m x 1.98m)

Fitted with a white suite comprising; mains fed shower and glass screen over panelled bath, back to wall w/c and wash hand basin inset to vanity unit. PVC wall and ceiling cladding, chrome towel radiator and obscure double glazed window.



Bedroom Four:

8'10 x 7'10 (2.69m x 2.39m)

Ample sized fourth bedroom utilised as an office/study by the current vendor. Window to rear, cornice and radiator.



Externally

To the front of the house there is an open plan garden which is laid to lawn. A driveway, provides off road parking facilities for a number of vehicles, including a caravan or motor home and leads to an attached garage, with new electric roller door.

Gated side access to the rear, where the private and enclosed garden is laid to lawn with well stocked flower borders containing an array of plants and shrubs. A paved patio provides an ideal spot for 'al fresco' dining and entertaining.

