



Wells Cottage, Middlestone, DL14 8AA
2 Bed - Cottage
£174,950

ROBINSONS
 SALES • LETTINGS • AUCTIONS • SURVEYS

Wonderfully Warm and Welcoming is the best way to describe this pristine TWO BEDROOM COTTAGE with fantastic open views over the countryside. This lovely comfortable home is a credit to its current owner and must be viewed at the earliest opportunity as viewers will not be disappointed. Located in the quiet village of Middlestone the property has a rural feel yet is only a five minute drive from Spennymoor Town centre and local amenities and approximately ten miles from Durham City. The property benefits from high quality UPVC DOORS and WINDOWS throughout, SECURITY ALARM SYSTEM and GAS CENTRAL HEATING. The property briefly comprises of ENTRANCE VESTIBULE, ATTRACTIVE LOUNGE with feature fire surround, SPACIOUS L-SHAPED KITCHEN/DINER with an excellent range of fitted units with integrated appliances, CLOAKROOM/WC, whilst to the first floor TWO SUPERB BEDROOMS, MASTER fitted with an excellent range of high quality wardrobes and EN-SUITE shower facilities, BEDROOM TWO is a DOUBLE BEDROOM fitted with quality wardrobes and has the added benefit of EN-SUITE facilities. In more detail the accommodation comprises of

Entrance Porch

Double central heating radiator and textured ceiling

Lounge

UPVC bay window to front elevation, mahogany Adam style fire surround with marble hearth and back, living flame gas fire, textured ceiling, coving, TV point, two double central heating radiators, staircase to first floor and under stairs storage cupboard

Kitchen/Diner

Three uPVC windows to rear and side elevations, a range of traditional style wall and base units with contrasting work surfaces, coving, split level double oven, integrated microwave, stainless steel one and a half bowl sink with mixer tap, plumbing for automatic washing machine, electric hob, part tiled walls and extractor hood, integrated fridge/freezer, integrated dishwasher and down lights to ceiling

Cloakroom/WC

Fully tiled walls, single central heating radiator, low level wc, wall mounted basin, chrome effect fittings, storage cupboard housing combi boiler for domestic hot water and gas central heating

First Floor**Landing**

Loft access

Bedroom One

UPVC window to front elevation, superb range of built in wardrobes with over bed storage, textured ceiling, coving, full width sliding wardrobes and double central heating radiator

En-Suite

Back to wall wc, fully tiled walls, single central heating radiator, extractor fan and wall mounted basin, waterproof cladding to shower area with electric shower,

Bedroom Two

UPVC window to rear elevation, double central heating radiator, sliding mirrored wardrobes and coving

En-Suite

Corner suite comprising of panelled bath, pedestal wash hand basin, low level wc, gold effect fittings, uPVC window to side elevation, part tiled walls, wall lights, coving, shower enclosure with electric shower and waterproof cladding to walls and double central heating radiator

Externally

To the front of the property there are superb countryside views with lovely immaculate well kept gardens with paved patio area with wrought iron balustrade, seasonal shrubs, planted areas, immaculate lawns leading to second patio area, on approach to the property there is a single garage with power and storage overhead in addition to further parking for a second vehicle

PLEASE NOTE

The vendor informs us the loft is boarded with a ladder



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

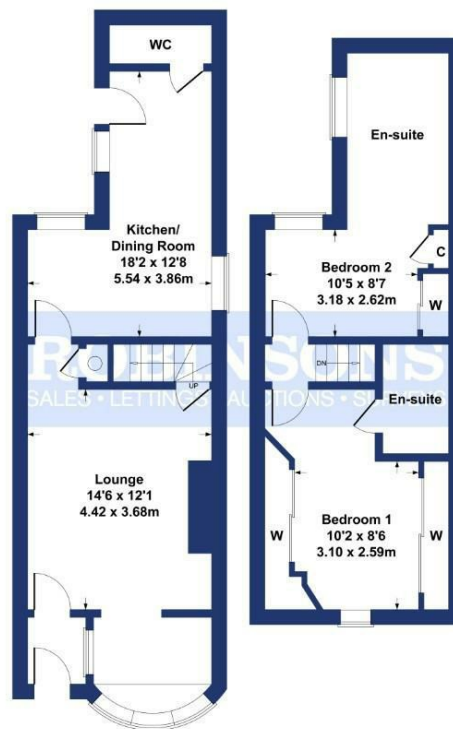
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Wells Cottage
Approximate Gross Internal Area
911 sq ft - 85 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspennymoor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesborough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarnwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk