



Peppercorn Close, DL4 2GP  
3 Bed - House - Mid Link Terrace  
£125,000

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Robinsons are delighted to offer to the market this beautifully presented, maintained and spacious three bedroom semi-detached family home in the popular new development of Middridge Vale in Shildon which is only a short drive from all of the town's fantastic amenities, transport links and schooling. In our opinion this is an ideal purchase for numerous buyers including a family and the property is ready to move straight into with no work required, this home has many added benefits such as; UPVC double glazing, gas central heating, stylish kitchen and bathrooms, downstairs W/C, off road parking as well three visitors parking bays which residents are allowed to use.

In brief the property comprises; entrance hallway, downstairs WC/cloakroom, spacious lounge and an open plan kitchen/diner with a modern range of white matte fitted wall and base units and integrated appliances, as well as UPVC French doors to the rear garden. Whilst to the first floor there are two good sized bedrooms and family bathroom, to the second floor is the master bedroom which benefits from en-suite facilities. Externally to the front there is a small pebbled area which could easily be converted into off road parking, whilst to the rear there is a good sized rear garden and allocated parking. A viewing comes highly recommended.

## GROUND FLOOR

### Entrance Vestibule

Gas central heating radiator.

### Lounge

14'7 x 11'8 (4.45m x 3.56m)

UPVC double glazed window, radiator and storage cupboard.

### Hallway

Stairs to the first floor.

### W/C

Low level WC, wash hand basin and extractor fan.

### Kitchen

7'7 x 11'8 (2.31m x 3.56m)

Modern fitted wall and base units, plumbing for a washing machine, integrated oven and hob, fridge and freezer, stainless steel sink and drainer with mixer tap, UPVC double glazed window, radiator, extractor fan, tiled splash backs and UPVC French doors leading to the garden.

## FIRST FLOOR

### Landing

Radiators and stairs to the second floor.

### Bedroom One

11'8 x 10'4 (3.56m x 3.15m)

Two UPVC double glazed windows and radiator.

### Bedroom Two

8'8 x 11'8 (2.64m x 3.56m)

UPVC double glazed window and radiator.

### Bathroom

7'9 x 5'5 (2.36m x 1.65m)

White panel bath, wash hand basin, low level WC, radiator and tiled splash backs.

## SECOND FLOOR

### Landing

Storage cupboard.

### Bedroom Three

17'0 x 8'2 (5.18m x 2.49m)

UPVC double glazed window and radiator.

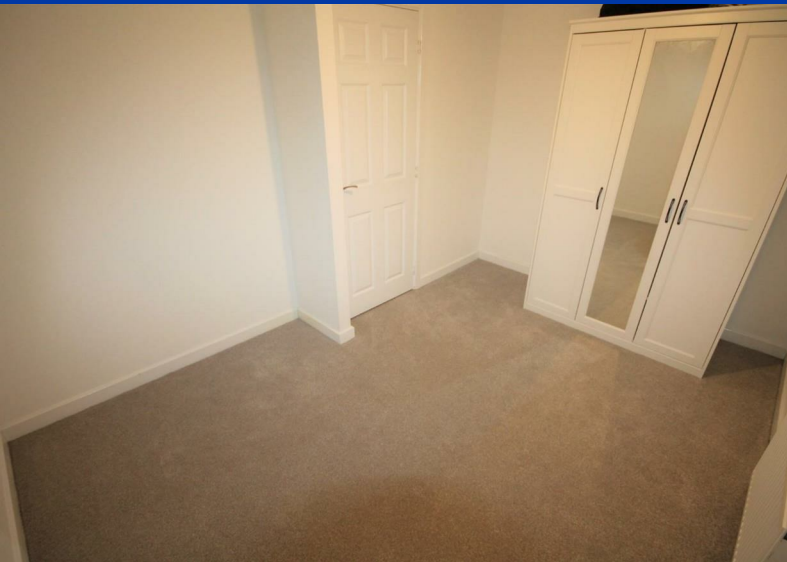
### En Suite

11'1 x 5'0 (3.38m x 1.52m)

Shower cubicle, low level WC, wash hand basin, Velux window and extractor fan.

### External

To the front there is a small pebbled area which could easily be converted into off road parking, whilst to the rear there is a good sized rear garden and allocated parking.



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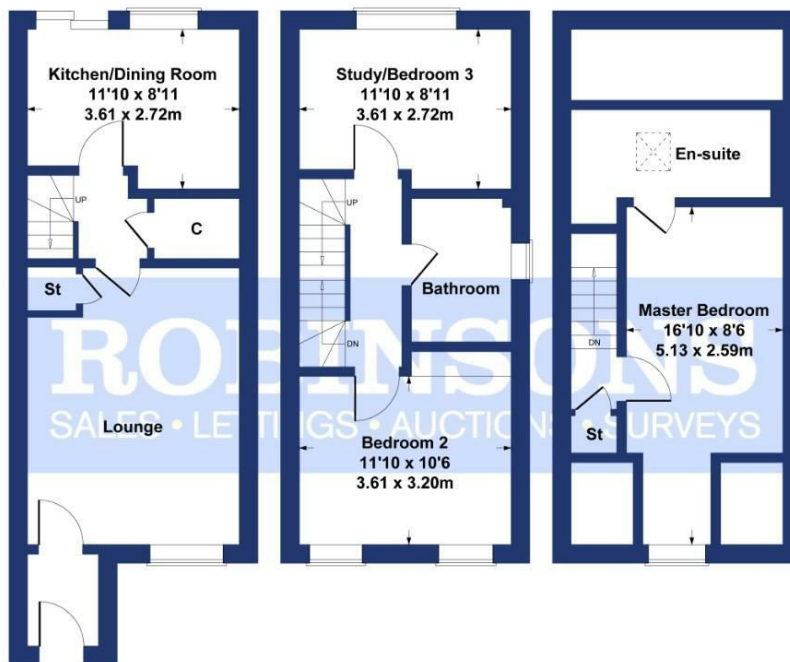
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Peppercorn Close

Approximate Gross Internal Area  
949 sq ft - 88 sq m



GROUND FLOOR

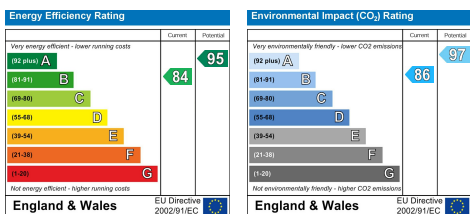
FIRST FLOOR

SECOND 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



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