



Kielder Drive, The Middles, DH9 6FD
3 Bed - House - Detached
£172,500

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Kielder Drive

The Middles, DH9 6FD

* NO CHAIN * FANTASTIC POSITION - ONE OF BEST IN DEVELOPMENT * BEAUTIFULLY PRESENTED * EXCELLENT OUTLOOKS * PRIVATE REAR GARDEN * EN-SUITE AND DOWNSTAIRS WC * DOUBLE DRIVEWAY AND GARAGE * BEAUTIFUL QUALITY THROUGHOUT *

Occupying what must be one of the finest positions on this modern development, overlooking greenery to the front, and Kate's Gill to the rear, we offer for sale this beautifully presented three bedroom detached family home. Being of good size, the property has three well proportioned bedrooms, the master benefitting from en-suite facilities, and a lovely white suite family bathroom. There is also a welcoming lounge, downstairs WC, and fantastic dining kitchen with French doors overlooking the private garden.

Externally the sellers have extended the driveway to a double drive, and the large garden to the rear is incredibly private and has a paved patio area. There is also a garage which can be assessed via the inner hallway.

Kielder Drive forms part of a recently constructed estate which has good access to local shops, schools, amenities and recreational facilities. It should also suit commuters as there are good links to many of the region's major towns and cities.











GROUND FLOOR

Entrance Hallway

Living Room

16'2 x 10'3 (4.93m x 3.12m)

Inner Hallway

Downstairs WC

Dining Kitchen

18'10 x 7'8 (5.74m x 2.34m)

FIRST FLOOR

Landing

Bedroom One

13'11 x 9'6 (4.24m x 2.90m)

En-Suite

Bedroom Two

11'3 x 8'9 max (3.43m x 2.67m max)

With fitted wardrobes

Bedroom Three

9'11 x 7'11 (3.02m x 2.41m)

Bathroom

EXTERNALLY

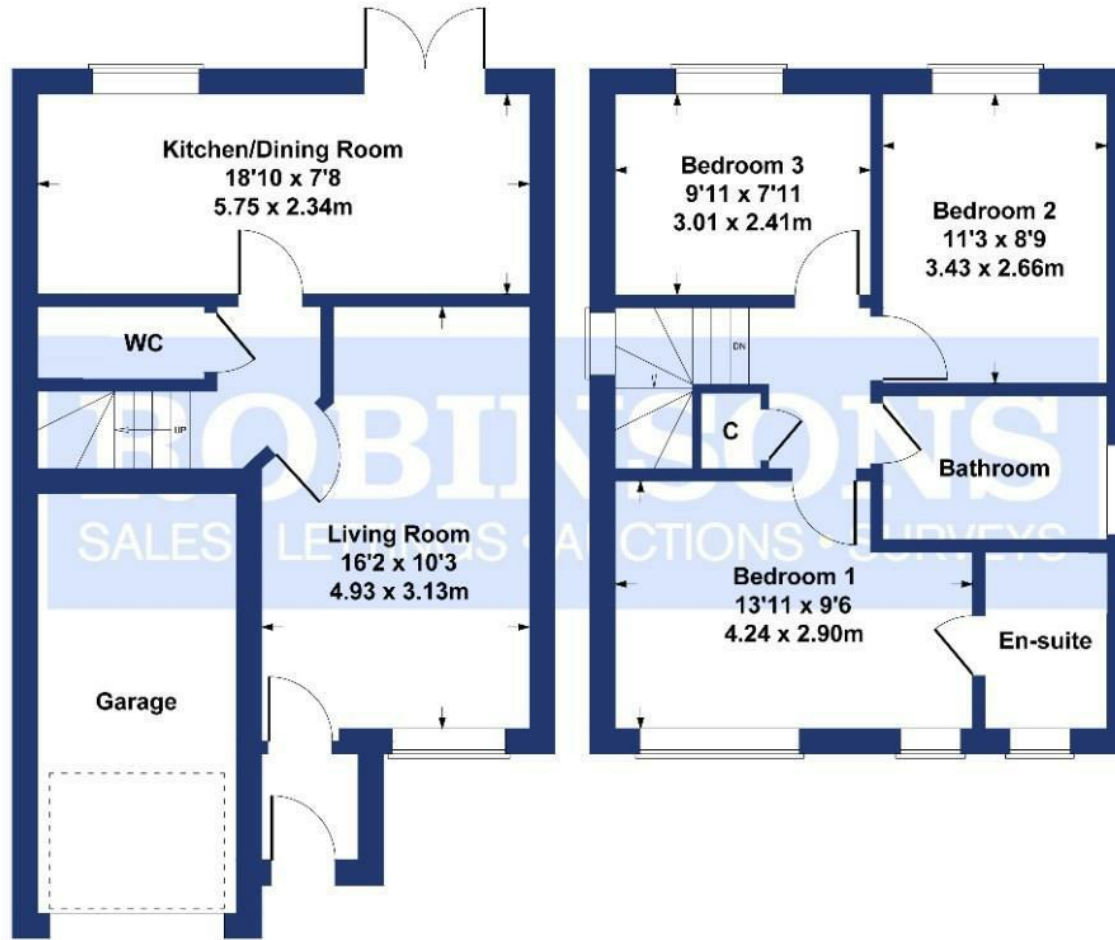
Double Driveway and Garage

Private Enclosed Rear Garden



Kielder Drive

Approximate Gross Internal Area
1001 sq ft - 93 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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