



**** TRULY IMPRESSIVE FOUR BED SEMI ****
**** SPACIOUS ACCOMMODATION OVER THREE FLOORS ****
**** STUNNING MASTER WITH EN-SUITE ****
**** WALK-IN WARDROBE/DRESSING ROOM ****
**** PICTURESQUE VILLAGE LOCATION ****

We have pleasure in marketing this stunning, modern country home situated on this quiet exclusive development, one of only five properties. Built to a high specification in 2018 and still within a 10 year new building warranty we anticipate demand to be high with early viewings highly recommended to avoid disappointment but, also to appreciate what this home has to offer.

There is sumptuous interior design, architectural flare and improvements by the present owner including many energy saving upgrades making the home energy efficient. There are two allocated parking bays and a small manageable front garden which is currently used for growing vegetables.

Considerable thought has gone into the layout of this home providing versatile living, relaxing and private space which will certainly appeal to a variety of buyers including a growing family.

GROUND FLOOR

An entrance vestibule/hallway leads to an excellent sized lounge overlooks the front courtyard and is perfect for entertaining family and friends with two windows flooding the room with natural light and a feature fireplace with electric fire. It then runs through to a beautifully appointed kitchen/diner with sash window, stunning tiled splashback and a good range of wall and base units with marble effect work surfaces incorporating a sink unit with mixer tap, split level cooking facilities comprising gas hob, chrome chimney style cooker hood, electric oven, wall mounted combi boiler and integrated dishwasher, washing machine and fridge/freezer. Off the kitchen there is a cupboard housing the dryer with light and shelving. There is a useful rear lobby and ground floor w.c. with white suite.

Swan Wynd, Staindrop, DL2 3AT
4 Bed - House - Semi-Detached
Asking Price £190,000

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FIRST FLOOR

An extremely useful walk-in cupboard with power, three well dressed bedrooms, two of which enjoying sash windows. Also to the first floor is a delightful bathroom with four piece suite comprising panelled bath, separate shower cubicle, wash hand basin, w.c. and chrome towel radiator.

SECOND FLOOR

As you ascend to the second floor there is a hatch allowing loft access and a fabulous walk-in wardrobe/dressing area. The master bedroom will certainly not fail to impress with a lounge area and luxurious en-suite showering facilities comprising of a shower cubicle, wash hand basin, w.c. and chrome towel radiator.

EXTERNALLY

There is a parking space immediately outside the property and a small fenced garden with fruit trees, currently used for growing vegetables. There is a second parking space and a pleasant forecourt to the rear. There is a gated storage area at the boundary with the farm featuring storage sheds and a compost maker.

Energy Conservation - All radiators have thermostatic valves, the house operates a Hive heating controller allowing you to optimize zone control and temperatures. All lighting in ultra low energy LED lamps. The loft insulation has been trebled in thickness.

The house has over 20 new electrical outlets including an outdoor double socket and shaver / toothbrush chargers in each bathroom, there is an outside tap for watering and car washing.

The property also benefits from an intruder/burglar alarm and smoke/fire alarm and is within a Broadband Fibre Optic area achieving download speeds of over 70Mb/s – ideal for the home worker.

Additional Information - The seller is open to offers for any furniture, audio visual equipment or contents that may be required by the buyer.

ENTRANCE VESTIBULE/HALLWAY

CLOAKROOM/W.C.

KITCHEN/DINER

12'3x12'4 (3.73mx3.76m)

LOUNGE

19'4x17'3 (5.89mx5.26m)

REAR LOBBY

FIRST FLOOR LANDING

BEDROOM

13'2x10'2 (4.01mx3.10m)

BEDROOM

9'4x9'11 (2.84mx3.02m)

BEDROOM

9'4x6'11 (2.84mx2.11m)

FAMILY BATHROOM/W.C.

13'x6'8 (3.96mx2.03m)

SECOND FLOOR

MASTER BEDROOM

12'7x17'3 (3.84mx5.26m)

EN-SUITE SHOWER ROOM

10'10x6'11 (3.30mx2.11m)

WALK-IN WARDROBE/DRESSING AREA

FRONT EXTERNAL

Every care has been taken with the preparation of these particular, 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.



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Strategic Marketing Plan

Dedicated Property Manager

The Old School Courtyard

Approximate Gross Internal Area
1698 sq ft - 158 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. 2021

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 86 Potential: 93
A (82-91)	
B (72-81)	
C (62-71)	
D (52-61)	
E (42-51)	
F (32-41)	
G (22-31)	
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	Current: Potential:
A (81-91)	
B (61-80)	
C (41-60)	
D (21-40)	
E (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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