



A beautifully presented 'Birch' show home positioned at the entrance to this select development by Meadowcroft Homes, which lies within ready commuting distance of Team Valley, Newcastle and Durham.

This lovely detached home is available with only 5.00% deposit under the 'Help to Buy' scheme.

- Hallway and cloakroom/WC
- Living room and conservatory
- Well equipped Dining/kitchen
- Master bedroom with en-suite
- Two further bedrooms and family bathroom
- Attached garage and enclosed rear garden
- Central heating and double glazing
- 'Help to Buy' scheme available (5.00% deposit)

MILEAGES:

Gateshead Metrocentre	9 miles
Chester le Street	9 miles
Durham City	10 miles
Newcastle upon Tyne	11 miles

SERVICES

Mains water, electricity, drainage and natural gas are connected to the property.

HEATING

Gas fired boiler serving radiators and providing domestic hot water.

TENURE

Freehold

LOCATION

Oaklands is a select development of only eleven individual properties offering three and four bedroom homes peacefully located within the very heart of the rural village of West Kyo, County Durham.

COUNCIL TAX BAND:

Council Tax Band C.

OFFICE REF

HX00002840

DETAILS PREPARED

August 2015

MEADOWCROFT HOMES LTD

In seventeen years since the company has been established, Meadowcroft has required a reputation for quality, reliability and personal attention to detail. Meadowcroft build small developments of traditional houses and developments to the highest specification on carefully selected exclusive sites in the North East of England.

PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves to the facts, and before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact.



ACCOMMODATION

The entrance door with covered portico opens into a **reception hall with staircase leading up to the first floor. Cloakroom** with wall mounted wash basin and w.c. **Kitchen** equipped with an excellent range of white fronted base and wall cupboards with marble effect work surfacing and upstands. The kitchen is equipped with a stainless steel and glass fronted oven, four ring ceramic hob and extractor together with an integral larder refrigerator, dishwasher and freezer. 1½ bowl sink unit with mixer tap.

The spacious **living/dining room** includes a useful under stair storage cupboard and offers a window overlooking the rear garden together with glazed double doors with side screens opening into the conservatory. The **conservatory** in turn provides additional living space and access out into the garden.

A central landing on the first floor includes a useful airing cupboard and provides access to a splendid **master bedroom suite** with large double bedroom with two windows overlooking the front of the property and store cupboard together with **en-suite shower room** with tiled shower cubicle, pedestal wash basin, part wall tiling, w.c. and ladder towel rail.

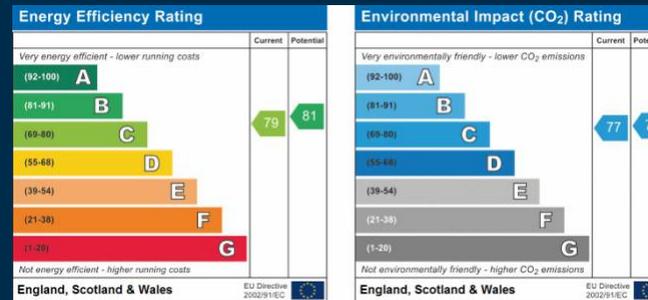
Bedroom no.2 is situated to the rear (over the conservatory) and **bedroom no.3** above the garage affording the first floor living space a spacious feel. A **family bathroom** equipped with part wall tiling, ladder towel rail, panelled bath, pedestal wash basin and w.c. completes the first floor living space.

OUTSIDE

There is an integral single garage with up and over door to the front and pedestrian access to the rear. The garden to the front is open plan with a pleasant enclosed garden situated to the rear.



FLOORPLANS TO FOLLOW



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