



Ebchester Court Kingston Park

A very well appointed and extended four bedroom semi-detached house occupying a pleasant cul-de-sac position within this popular residential court in Kingston Park. The property is ideally suited for a growing family and boasts in excess 1250 ft floor area. It benefits from an extended kitchen with modern wall and base units together with sun room to the rear with patio doors leading to the rear garden. There are four good size bedrooms to the first floor with en suite to master and a modern four piece family bathroom. To the rear is a lovely south-westerly facing garden with driveway to the front leading to a single garage with up and over door. The property also benefits from UPVC double glazing and upgraded gas fired central heating boiler. There are local shops, amenities, bus and metro links nearby as well as local schools. The A1 motorway is a short distance away.

Guide Price **£275,000**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Composite UPVC entrance door, staircase to first floor, built in cupboard, radiator.

SITTING ROOM 14'6 x 11'6 (4.42 x 3.51m)

Double glazed bow window to front, radiator.

DINING ROOM 10'9 x 8'8 (3.28 x 2.64m)

Coving to ceiling, radiator, archway to sun room.



SUN ROOM 8'0 x 8'0 (2.44 x 2.44m)

Double glazed patio door, radiator.

BREAKFAST KITCHEN 19'9 x 8'8 (6.02 x 2.64m)

Fitted with a range of wall and base units, single drainer sink unit, Amtico flooring, built in AEG oven, built in induction hob, extractor hood, integrated fridge, freezer and dishwasher, stainless steel splash back, radiator, door to utility, double glazed window to rear.

UTILITY

Wall and base units, sink unit, space for automatic washer, vent for tumble dryer, tiled splash backs, double glazed window to rear, Composite UPVC door to rear.



FIRST FLOOR LANDING

Access to roof space, partially boarded loft.

BEDROOM ONE 17'10 x 8'4 (5.44 x 2.54m)

Double glazed window to front, radiator.

EN SUITE SHOWER ROOM

Pedestal wash hand basin, step in shower cubicle, low level WC, part tiled walls, double glazed frosted window to rear, extractor fan, radiator.

BEDROOM TWO 11'8 x 9'8 (3.56 x 2.95m)

Double glazed window to front, radiator.

BEDROOM THREE 8'9 (plus doorway) x 9'9 (2.67 x 2.97m)

Double glazed window to rear, radiator.

BEDROOM FOUR 9'0 (into recess) x 7'10 (2.74 x 2.39m)

Double glazed window to front, radiator.

FAMILY BATHROOM

Four piece suite comprising panelled bath, step in shower cubicle, wash hand basin with set in vanity unit, low level WC, tiled walls, tiled floor, heated towel rail, extractor fan, double glazed frosted window to rear.



FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, patio, south-westerly facing, fenced boundaries, gated access.

GARAGE

Integral, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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