



Montpellier Drive Medburn

Presenting this immaculate detached house, a property that exudes charm and sophistication in a sought-after location in Medburn. The property is listed for sale and promises to be an excellent acquisition for families seeking a home that provides both comfort and style.

Offers Over: **£600,000**

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PROPERTY DESCRIPTION

This property boasts four bedrooms, all with built-in wardrobes. The master bedroom is a double room featuring an en-suite, as is the second bedroom. The third bedroom is a double room, and the fourth bedroom, though not a double, has built-in wardrobes, ensuring ample storage space.

The house features three reception rooms, each with its unique appeal. The living room, with large windows, invites an abundance of natural light, enhancing the overall ambience. The formal dining room also benefits from large windows, providing a bright and airy space for family meals. The third reception room is the heart of the family that spans the entire width of the property and opens up into the kitchen, offering direct access to the garden - a perfect setup for indoor-outdoor living.

The kitchen is an open-plan design, complete with a utility room and dining space. The marble countertops add a touch of luxury to the space, which is bathed in natural light, creating a pleasant atmosphere for cooking and dining.

The property also features three bathrooms and scores a 'C' in the EPC rating. For those who appreciate outdoor living, the south-facing garden provides a tranquil retreat, while the double garage ensures ample space for vehicles.

Located nearby schools, green spaces, and walking routes, this property is ideal for families. Its unique features, such as the large family room/kitchen and open aspect garden, make it a standout choice in the market.



Living Room: 15'09" x 11'09" - 4.80m x 3.58m

Dining Room: 13'05" x 9'03" - 4.09m x 2.82m

Kitchen / Family Room: 14'02" (max) x 28'04" - 4.32m x 8.64m

Utility Room: 5'03" x 6'00" - 1.60m x 1.83m

Sun Room: 8'05" x 12'07" - 2.57m x 3.84m

W.C.

Bedroom One: 16'11" x 11'09" - 5.16m x 3.58m

En-suite: 7'06" x 6'08" - 2.29m x 2.03m

Bedroom Two: 10'04" x 11'09" - 3.15m x 3.58m

En-suite: 4'08" x 8'11" - 1.49m x 2.72m

Bedroom Three: 14'05" x 9'05" - 4.39m x 2.87m

Bedroom Four: 10'07" (max) x 9'01" (max) - 3.22m x 2.77m

Bathroom: 7'01" x 6'11" - 2.16m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: F

EPC RATING: C

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Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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