

Adams Court, Shildon, DL4 2GA
Offers in excess of £230,000

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'The Art of Property'



Adams Court, Shildon, DL4 2GA

Offers in excess of £230,000

Council Tax Band: D

This impressive and exceptionally spacious five-bedroom detached family home is extremely competitively priced in today's market, with early viewings strongly recommended to avoid disappointment. Beautifully positioned on a lovely corner plot within this highly regarded modern development.

Built in 2016, this substantial property offers extensive and versatile living accommodation, making it ideal for growing families seeking more space. A welcoming, light and airy hallway leads to an inviting, cosy lounge to the front of the property, providing a comfortable setting for relaxing or entertaining.

To the rear, the heart of the home is the excellent dining kitchen, thoughtfully designed to offer both practicality and sociable open space. This flows seamlessly into a conservatory extension, creating an additional reception area with delightful views over the larger-than-average rear garden. Enjoying a favourable West aspect, the garden is perfect for making the most of afternoon and evening sunshine. Further enhancing the home is an integral single garage, a useful utility room accessed from the kitchen, and a convenient ground floor WC.

To the first floor, the property continues to impress with five well-proportioned bedrooms, offering flexibility for family life, guest accommodation or home working. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

The property has been extremely well cared for and

improved by the current owner, featuring upgraded quality carpets from the original specification and high-quality fixtures and fittings throughout. There is uPVC double glazing, a double glazed composite front door, and gas central heating via a combi boiler.

Exceptionally spacious, beautifully maintained and ideally positioned for easy access to surrounding towns and villages, this outstanding five-bedroom family home offers the perfect combination of modern comfort and generous living space.

Please note:
Council tax Band - D
Tenure - Freehold
Total sq ft and room dimensions to be considered a guide only.
Annual Estate Charge - £100.00/ann

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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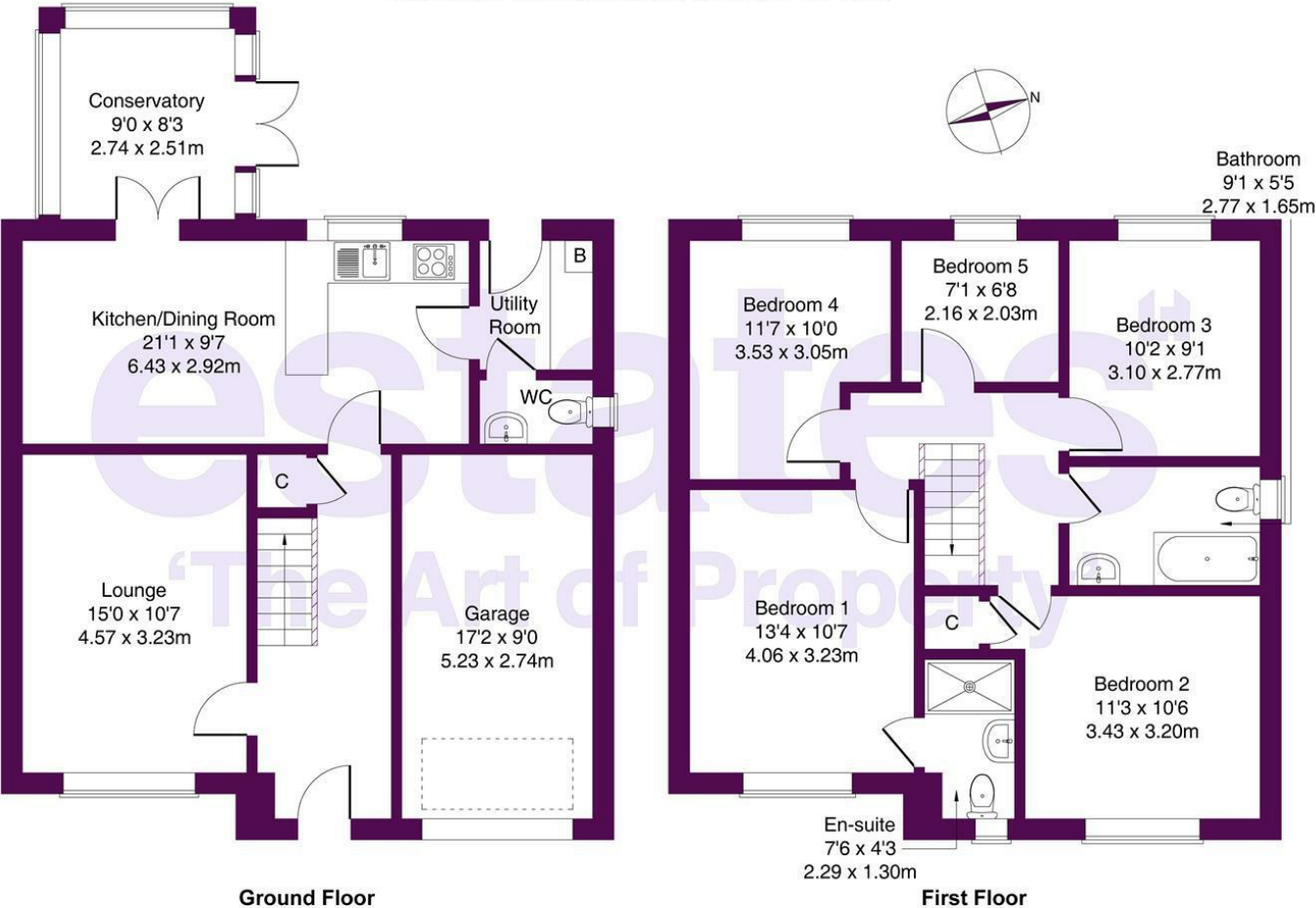
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Approximate Gross Internal Area: (1501 sq ft - 139 sq m.)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC