



4 Bedrooms

Situated on a highly sought-after modern development this stunning four-bedroom detached family home is beautifully arranged over three spacious floors offering an exceptional standard of accommodation throughout. Immaculately presented both inside and out this outstanding property is perfect for growing families seeking contemporary living in a prime location.

From the moment you step inside you are welcomed by bright, airy interiors and a stylish finish that flows effortlessly throughout the home. The spacious living accommodation has been thoughtfully designed to maximise natural light while providing the perfect balance of comfort and practicality for modern family life.

The impressive kitchen and dining area is ideal for everyday living and entertaining complemented by a generous lounge creating a wonderful space to relax. The property boasts four well-proportioned bedrooms including a superb principal suite with the accommodation spread over three floors to provide flexibility for families of all sizes.

One of the standout features of this exceptional home is the four bathrooms offering unrivalled convenience for busy family living and visiting guests. Every room has been finished to a high standard creating a home that is truly ready to move straight into.

Externally, the property continues to impress with beautifully maintained front and rear gardens providing the perfect setting for outdoor entertaining, children's play or simply unwinding in peaceful surroundings. A private driveway and detached garage offer ample off-road parking and additional storage.

Perfectly positioned on this attractive and family-friendly estate the property is within easy reach of local shops, reputable schools, parks and excellent transport links.

This truly outstanding family home combines generous living space, stylish interiors and an enviable location making it a rare opportunity not to be missed.

Asking Price:

£244,950

EPC Rating: B

Monkshood Drive

Hetton Le Hole, DH5



Reception:

11'5" x 12'11" (3.48m x 3.94m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen / Diner:

10' x 18'2" (3.05m x 5.54m)

Tiled Flooring, UPVC Window, UPVC French Doors. Wall and Base Units, Sink with drainer and Mixer Tap, Electric Oven and Hob with Extractor, Integrated Freezer and Dishwasher, Radiator

Utility Room:

5'11" x 6' (1.8m x 1.83m)

Tiled Flooring, UPVC Door, Base Units

W/C:

6'3" x 4'9" (1.9m x 1.45m)

Tiled Flooring, W/C, Washbasin with Mixer Tap, Radiator

Master Bedroom:

11'6" x 15'11" (3.5m x 4.85m)

Carpeted Flooring, UPVC Window, Radiator

En-Suite:

5' x 6'5" (1.52m x 1.96m)

Laminate Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Two:

10'8" x 12'11" (3.25m x 3.94m)

Carpeted Flooring, UPVC Window, Radiator

En-Suite:

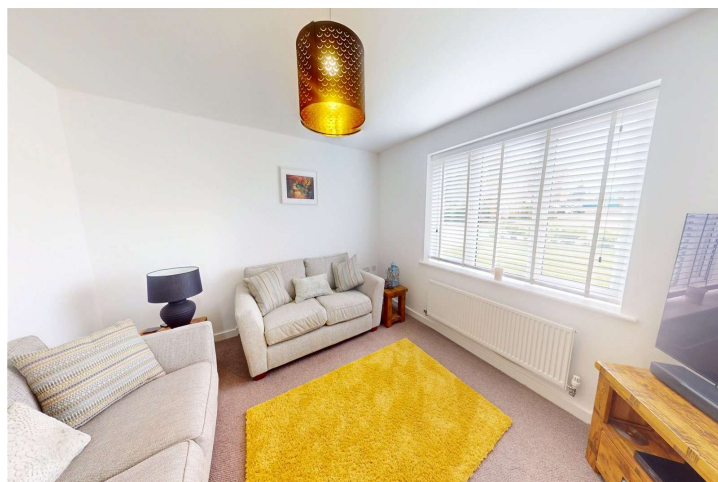
5'7" x 5'11" (1.7m x 1.8m)

Laminate Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Three:

8'3" x 9'6" (2.51m x 2.9m)

Carpeted Flooring, UPVC Window, Radiator



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bedroom Four:

9'7" x 9'11" (2.92m x 3.02m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'9" x 6'11" (1.75m x 2.1m)

Laminate Flooring, Part Tiled Walls, UPVC Window, W/C, Panelled Bath, Washbasin with Mixer Tap, Spotlights, Radiator

Parking: Driveway & Garage

EPC: B

Council Tax Band: D

Tenure: Freehold

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

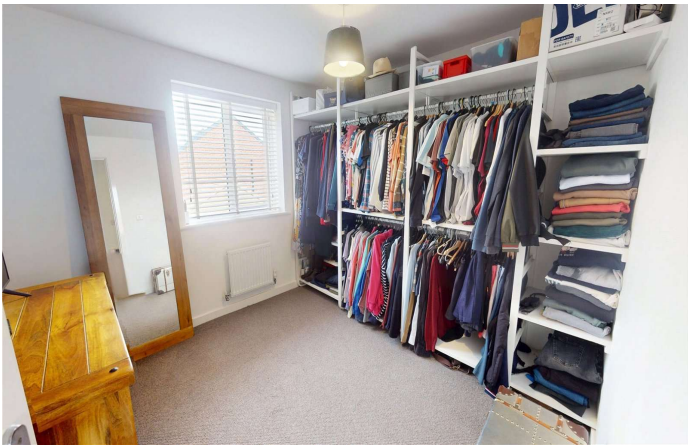
hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - Freehold

Viewing - By appointment through





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, 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