

AVAILABLE  
TO VIEW

  
**THE WATERSIDE**  
SPACIOUS, SECURE, SUSTAINABLE LIVING

  
APPROVED  
OPERATOR

LUXURY, CARBON NEUTRAL, WEST FACING SEMI-DETACHED  
PROPERTY WITH A FITTED DORMER AND AN INTEGRAL  
GARAGE OVERLOOKING THE WETLAND GARDEN



## 14 The Waterside

Offers in the region of £399,000

Leasehold, service charge and event fees apply (see key facts for details)

Accommodation includes: Entrance Hall □ Living /Dining Room □ Modern Fitted Kitchen □

Master Bedroom with en-suite Shower Room on the ground floor

Second Bedroom/Study and separate Cloakroom/Utility Room

The Dormer has a two further Bedrooms with a Shower Room and Plant Room leading off the landing

Large Integral Garage with motorised garage door

Large Hall and under-stairs cupboards

Patio to the rear of the property

To register your interest contact Caroline Soullier, Client Service Advisor, 01325 332207

## 14 The Waterside

Luxury, Carbon Neutral, West facing semi-detached property with a fitted dormer overlooking the wetland garden

### THE GROUND FLOOR

#### Entrance Hallway

A welcoming entrance hallway tastefully decorated in neutral tones. Warmed by an electric wall heater and benefiting from a large storage cupboard providing useful storage. Further storage is available in the under stairs storage cupboard.

#### Living Room / Dining Room 6.57m x 4.53m (21'7" x 14'10")

The beautifully presented living room is tastefully decorated in neutral tones. The living room offers an abundance of natural light and benefits from two electric wall heaters and a log burning stove. UPVC triple glazed French doors with windows to either side lead out to the beautiful patio area. The living room has been designed to allow space for a dining table

#### Kitchen 2.33m x 3.14m (7'8" x 10'4")

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. Benefiting from a UPVC triple glazed window with pleasant views overlooking the front of the property, vinyl flooring and a number of integrated appliances including a double oven, microwave, a ceramic electric hob, a dishwasher and larder refrigerator.

#### Utility Room

The utility room has vinyl flooring, an automatic washer / dryer, a low level WC and a towel radiator.

#### Master Bedroom 3.71m x 4.17m (12'2" x 13'8")

A master bedroom tastefully decorated in neutral tones. Warmed by an electric wall heater and benefiting from a UPVC triple glazed window to the rear elevation and an en-suite shower room.

#### En-Suite Shower Room

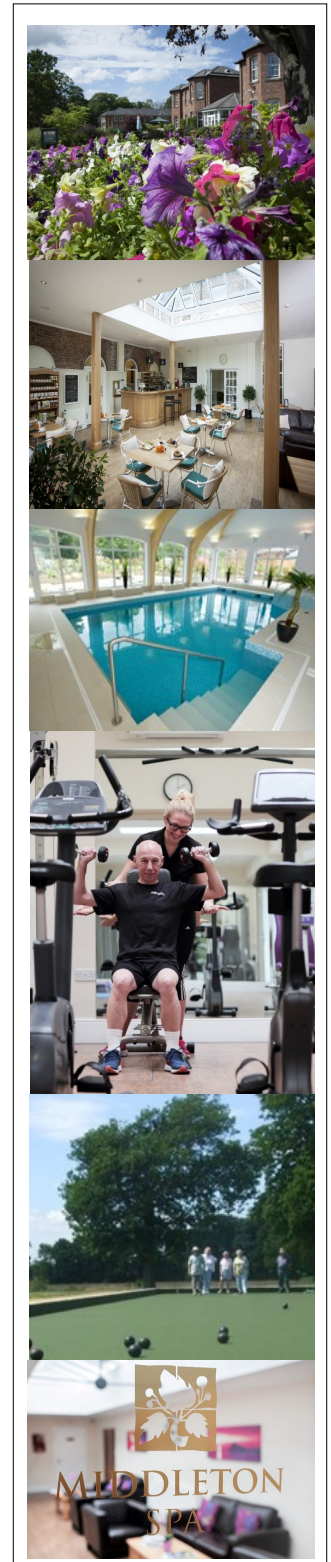
The en-suite shower room is fitted with a modern suite comprising of a walk in double shower, a low level WC, a wash hand basin and towel radiator.

#### Bedroom / Study 4.76m max x 3.05m (15'7" max x 10'0")

A versatile room which could be used as either a bedroom, study or dining room tastefully decorated in neutral tones with a UPVC triple glazed window to the front elevation. Warmed by an electric wall heater and benefiting from laminated flooring.

### EXTERNALLY

Externally there is a large garage with an electric up and over door and a beautiful patio area which is ideal for outdoor entertaining.



#### Clarification

These sale particulars have been prepared as a general guide to the property and Middleton Hall Retirement Village and must be read in conjunction with the Key Facts document detailing the service charge and other costs. Room sizes are approximate, taken between internal wall surfaces. Pictures are representative of Middleton Woods apartments, not of the specific apartment described. Every effort was made to ensure this information was accurate at time of going to print.

## THE FIRST FLOOR

### First Floor Landing

A staircase with optional stair lift leads to the first floor landing.

### Bedroom 7.67m x 5.56m max (25'2" x 18'3" max)

A large double bedroom tastefully decorated in neutral tones. Offering natural light courtesy of the velux window to the front elevation and the UPVC triple glazed window to the rear and benefiting from eves storage, an electric wall heater and a large radiator.

### Bedroom 5.05m x 3.17m (16'7" x 10'5")

A further bedroom tastefully decorated in neutral tones with a UPVC triple glazed window to the front elevation and an electric wall heater.

### Shower Room

The shower room is fitted with a suite comprising of a walk in shower cubicle with shower, a low level WC, wash hand basin and towel radiator. There is a velux window to the rear elevation.

### Plant Room

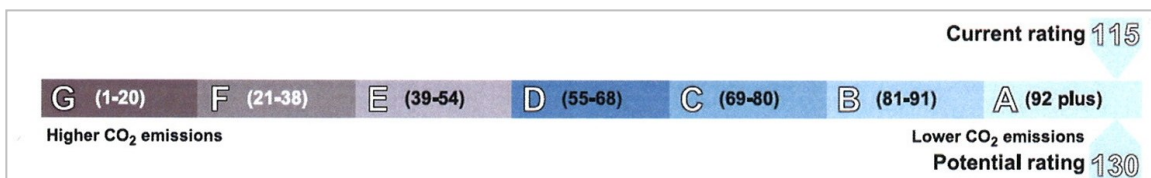
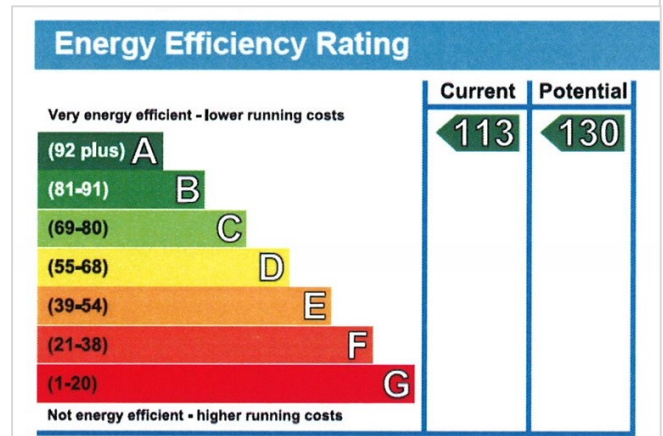
A plant room for all internal heating and providing additional storage.

## ADDITIONAL FEATURES

Built to Carbon Neutral standards which includes:

- 28 Photo Electric Panels, ground mounted in The Waterside, provide free electricity to the property and additional income from the import/export tariff.
- UPVC triple glazed sealed units to all windows
- Mechanical Ventilation and Heat Recovery system
- Double cavity wall insulation
- 2 smoke detectors and 1 carbon monoxide detector
- External lighting
- CCTV
- Emergency Call system to Middleton Hall

This property is offered as seen



# THE WATERSIDE

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Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA

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