



2 The Parks, Shotton Colliery  
Durham



In Excess of £380,000





## 2 The Parks

Shotton Colliery, Durham

EXQUISITE DETACHED FAMILY HOME – RARE TO MARKET – A MUST-VIEW!

Northgates are proud to present this substantial four-bedroom, three-storey detached home with a stunning outlook, beautifully maintained gardens, and excellent commuting links.

The impressive entrance hall leads to a study/office. The lounge boasts contemporary beaded panelling and a log burner, while the stunning kitchen features a central island, Quartz worktops, integrated appliances, floating coving with LED strip lighting, under floor heating and bi-folding doors to the garden. A vaulted ceiling with skylights enhances the dining area. A separate WC, office with sliding storage, and utility room complete the ground floor.

The master suite offers stylish panelling, a dressing area, and a marble-tiled en-suite. A spacious second bedroom, third bedroom, and a luxurious family bathroom with a designer free-standing bath complete the first floor. The top floor boasts a fourth bedroom with a walk-in wardrobe and en-suite.

- Stunning Executive Detached Property - Rare to the market
- 3 Storey, 4 Bedrooms, 3 Bathrooms
- Immaculate & Modern throughout
- Multiple Bathrooms
- Double Garage & Ample Parking
- EPC Rating : B





Externally, beyond the extra-large detached double garage, the driveway accommodates multiple cars. The landscaped rear garden features a corner seating area and fire pit, perfect for summer evenings.

Set within a private development overlooking lush fields, this exceptional home offers both tranquility and convenience. Local schools are nearby, a pub is a short walk away, and Durham City Centre is just 10-15 minutes by car with quick access to the A19 North and South.

This home must be seen to be fully appreciated. Viewings highly recommended!

Council Tax band: E

Tenure: Freehold

**Entry**

3'10" x 4'11" (1.19m x 1.51m)

**Hallway**

16'9" x 4'11" (5.12m x 1.51m)

**Study/Office**

8'11" x 7'2" (2.73m x 2.20m)

**Wc**

3'5" x 7'0" (1.03m x 2.15m)

**Lounge**

13'9" x 12'10" (4.21m x 3.91m)

**Kitchen**

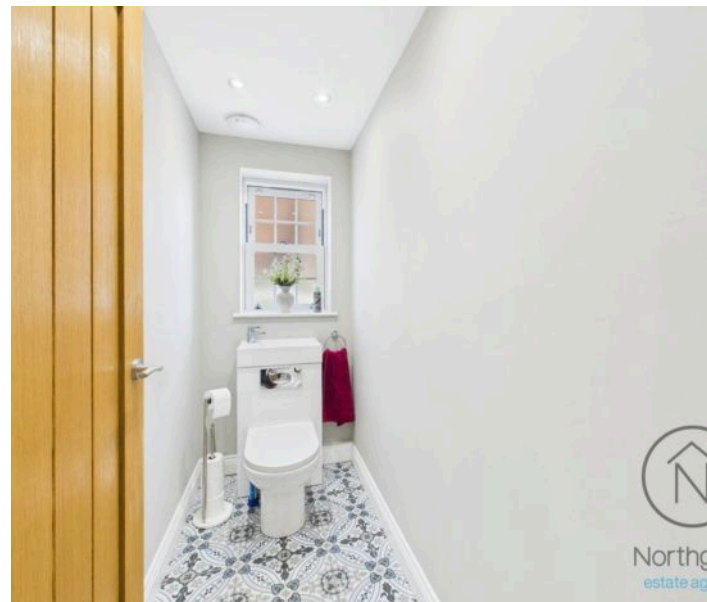
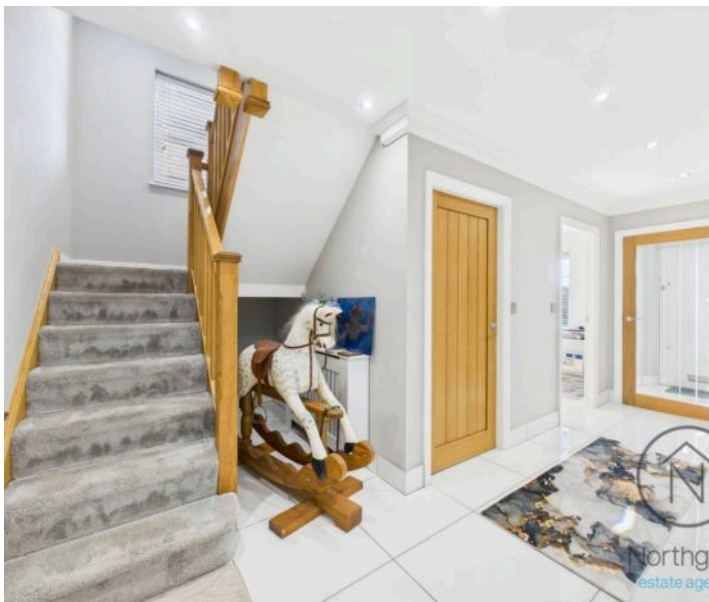
12'8" x 12'8" (3.81m x 3.86m)

**Dining Area**

18'7" x 10'11" (5.67m x 3.34m)

**Utility**

8'7" x 4'7" (2.50m x 1.40m)





**Landing**

6'11" x 5'11" (2.12m x 1.77m)

**Bedroom1**

13'9" x 12'10" (4.21m x 3.91m)

**Dressing Area**

4'8" x 9'7" (1.44m x 2.07m)

**En-suite**

7'9" x 5'6" (2.34m x 2.06m)

**Bedroom 2**

14'8" x 12'8" (4.63m x 3.81m)

**Bedroom 3**

8'5" x 11'3" (2.57m x 3.43m)

**Bathroom**

8'3" x 8'10" (2.52m x 2.68m)

**Landing**

5'11" x 4'0" (1.82m x 1.22m)

**Bedroom 4**

9'4" x 15'11" (2.84m x 4.55m)

**En-suite**

5'7" x 7'10" (1.69m x 2.40m)

**Wardrobe**

6'6" x 10'3" (2.53m x 3.13m)

**Garage**







FRONT GARDEN

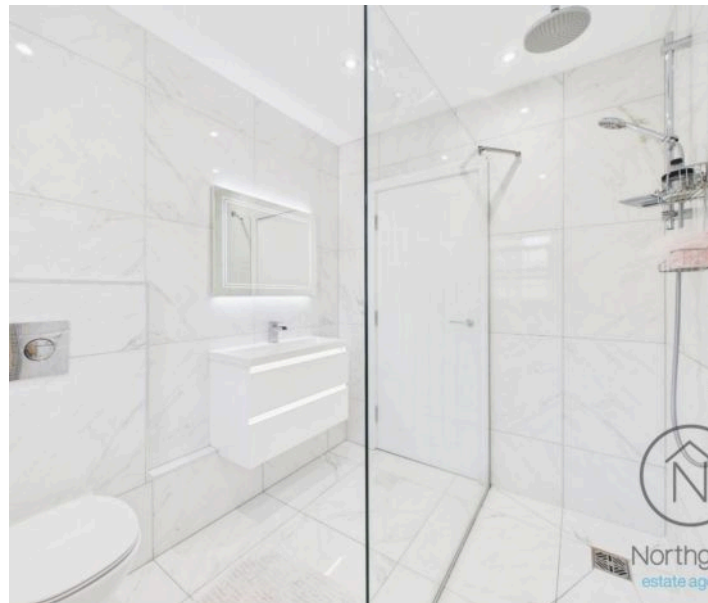
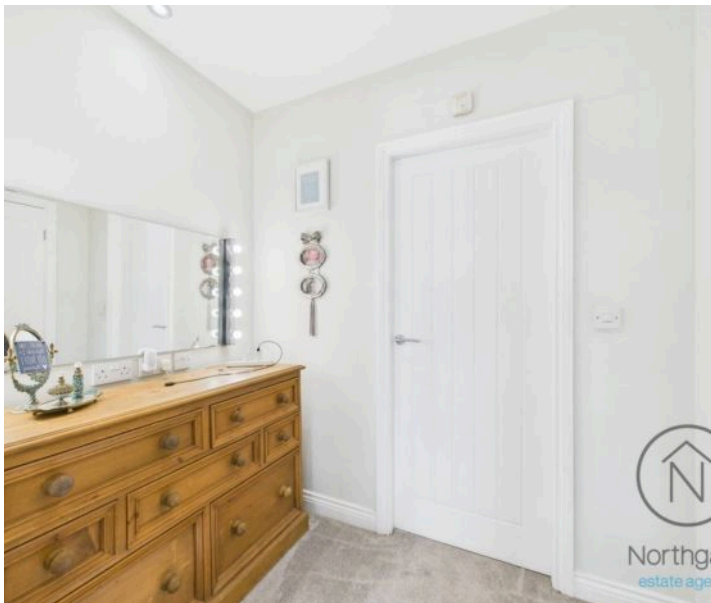
REAR GARDEN

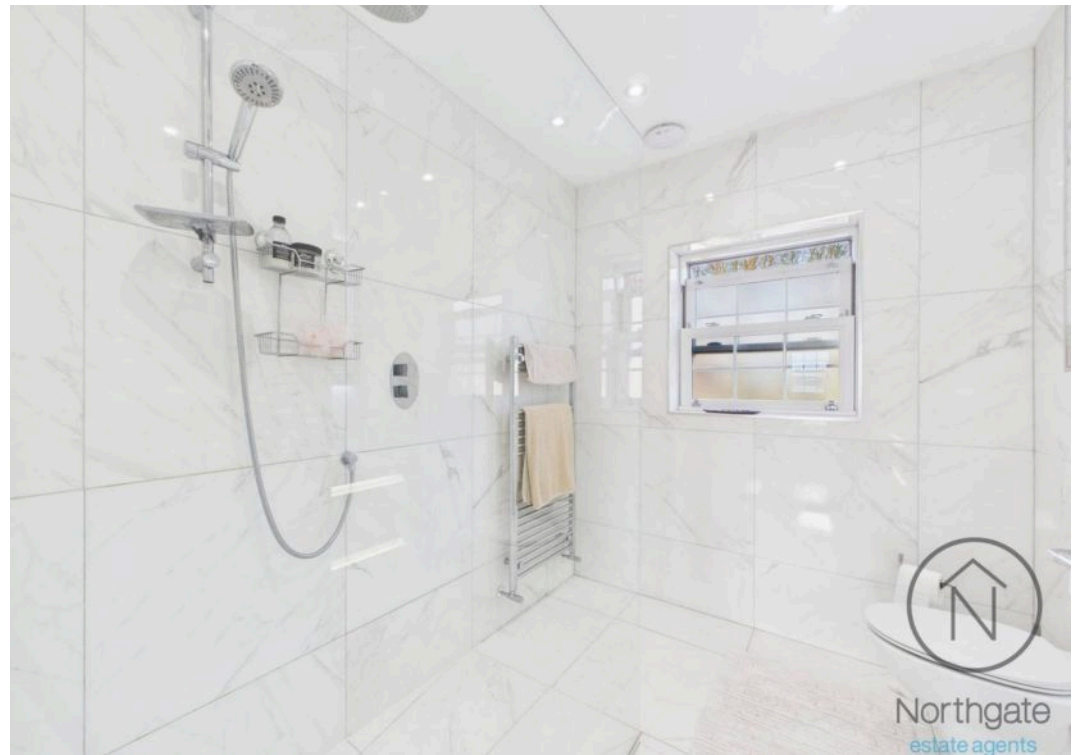
GARAGE

Double Garage

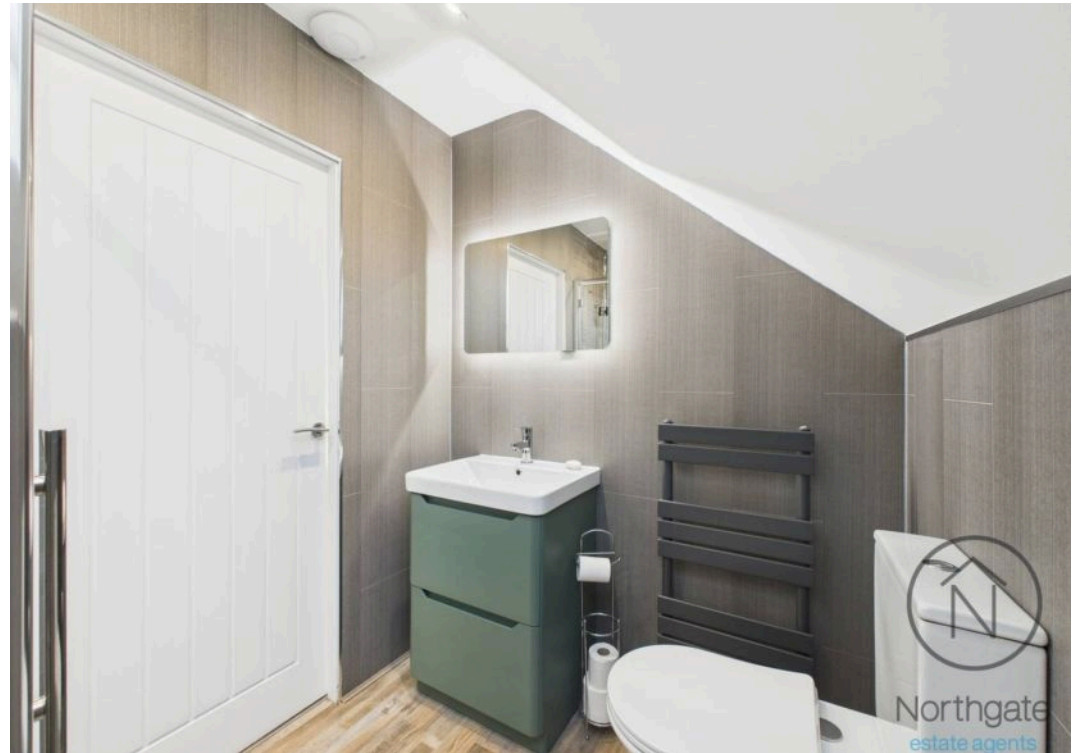
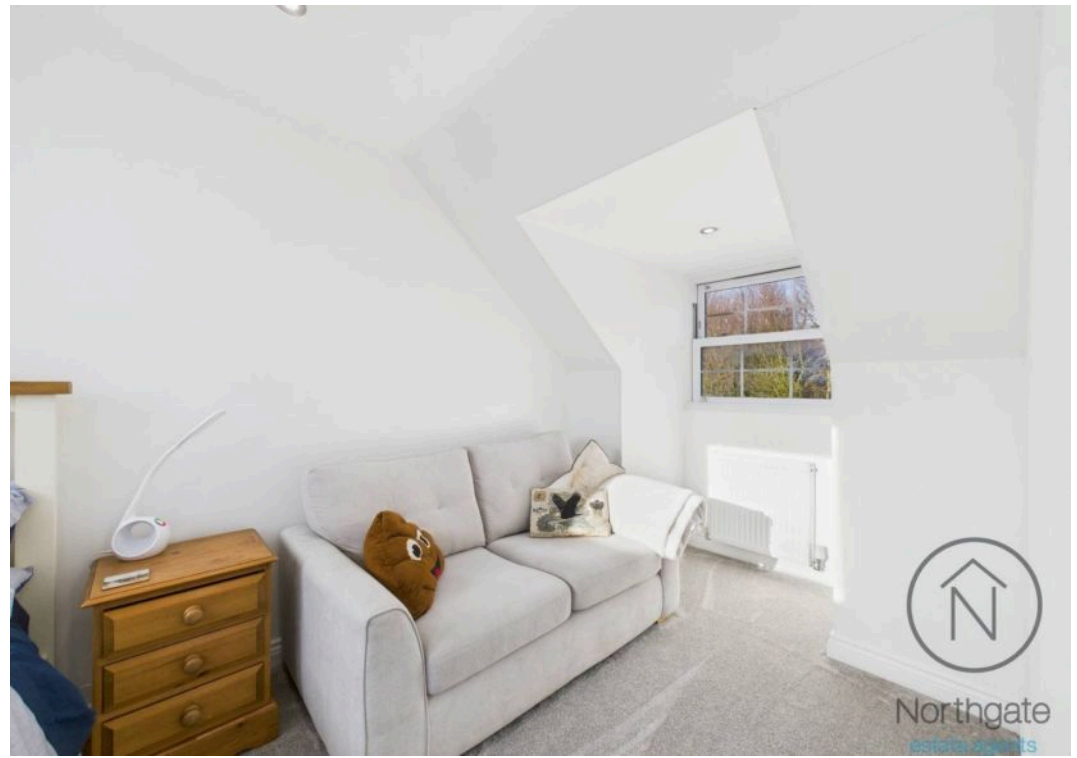
DRIVEWAY

4 Parking Spaces



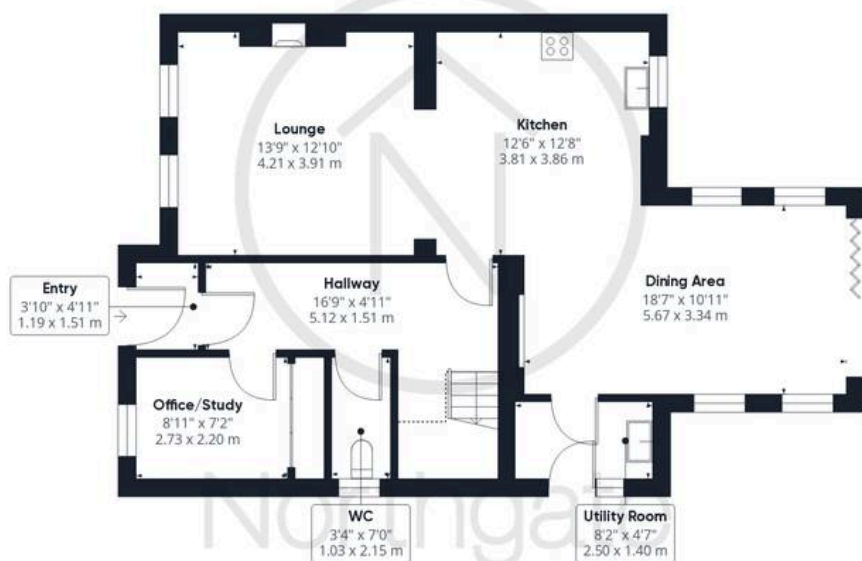








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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2208.36 ft<sup>2</sup>  
205.16 m<sup>2</sup>

Reduced headroom

65.13 ft<sup>2</sup>  
6.05 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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