



Northwood Drive

Browney DH7 8LA

Offers In The Region Of £259,995





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Northwood Drive

Browney DH7 8LA



- Highly sought after estate
- EPC RATING - B
- Ideal for growing families

- Four well proportioned bedrooms
- Living room with bi-fold doors to the garden
- Sensibly priced

- Contemporary kitchen with space to dine
- Two stylish bathrooms
- Durham Johnston catchment and close to a highly regarded primary school

Perfectly designed for modern family living, this spacious and beautifully presented home built by Avant Homes in their Tonbridge design offers four well proportioned bedrooms and a high specification finish, as well as over six years remaining NHBC guarantee.

The impressive living accommodation comprises of a fantastic open plan kitchen and dining area which opens through to the living room. The contemporary kitchen has a comprehensive range of appliances and ample space to dine, making it the perfect family space for modern living and entertaining. There is also access to a useful utility cupboard and cloakroom/WC. At the rear of the property, the spacious living room has bi-fold doors opening to the rear garden. To the first floor, a landing leads to the substantial master bedroom with the benefit of a dressing area and a stylish en-suite shower room. There are three further generous bedrooms and a luxurious family bathroom. Externally there is a double driveway which leads to a large integral garage and an enclosed, south-westerly facing lawned garden to the rear, enjoying a good degree of privacy.

Northwood Drive is situated approximately four miles from Durham City with superb road links for commuting via the A167 and A690. It is within easy reach of local amenities including a park and also falls within the catchment area for Durham Johnston Secondary School.

Early viewing is highly recommended for full appreciation and to avoid disappointment.

GROUND FLOOR

Open Plan Kitchen and Dining Room

16'0" x 15'11" (4.90 x 4.87)

An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen comprises of a range of contemporary units and work surfaces incorporating a stainless steel sink and drainer unit with a mixer tap, a built in stainless steel oven and gas hob with extractor over, an integrated microwave oven, as well as a fridge, freezer, washing machine and dishwasher. Further

features include recessed spotlighting, tiled flooring, radiator and UPVC double glazed window to the front. There is also a useful storage cupboard which also has space for a tumble dryer.

Cloakroom/WC

5'9" x 5'6" (1.77 x 1.68)

Comprising of a WC, hand wash basin, feature tiling, recessed spotlighting, stainless steel heated towel rail and UPVC double glazed opaque window to the front.

Living Room

16'0" x 9'6" (4.90 x 2.90)

A spacious reception room with bi-fold doors opening to the rear garden, tiled flooring, TV aerial point and a vertical panel radiator.

FIRST FLOOR

Landing

Having an airing cupboard housing the combi gas central heating boiler and access to the loft which is partly boarded for storage.

Bedroom One

10'11" x 9'10" (3.34 x 3.00)

Generous double bedroom with a UPVC double glazed window to the front, TV aerial point and radiator.

Dressing Area

7'4" x 5'5" (2.25 x 1.66)

Open plan to bedroom one and with access to the ensuite.

Ensuite

8'6" x 3'10" (2.60 x 1.19)

Stylish ensuite shower room comprising of a walk-in cubicle with rainfall shower, hand wash basin and WC. Having a stainless steel heated towel rail, recessed spotlighting, shaver point and UPVC double glazed opaque window to the rear.

Bedroom Two

13'4" x 8'8" (4.07 x 2.66)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

12'5" x 8'8" (3.81 x 2.66)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Four

7'6" x 7'3" (2.30 x 2.22)

Further well proportioned single bedroom with a UPVC double glazed window to the rear, laminate flooring and radiator.

Family Bathroom

6'11" x 5'6" (2.13 x 1.69)

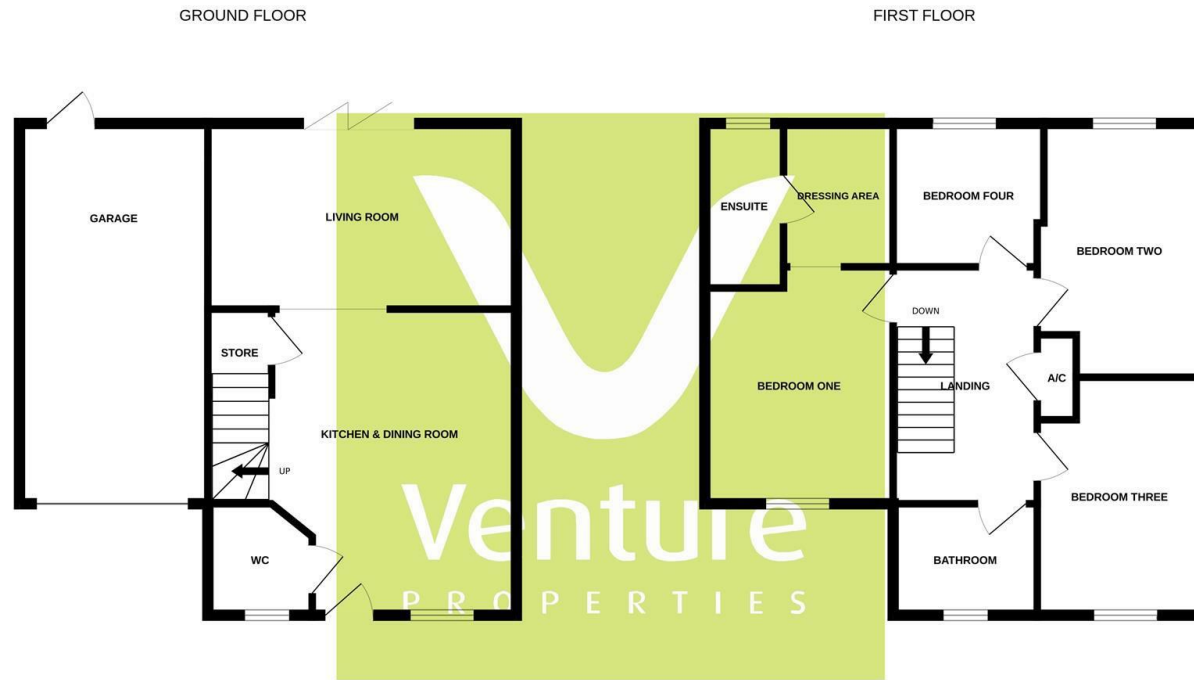
A luxurious family bathroom comprising of a bath with mixer shower, hand wash basin and WC. Having a stainless steel heated towel rail, attractive tiling, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

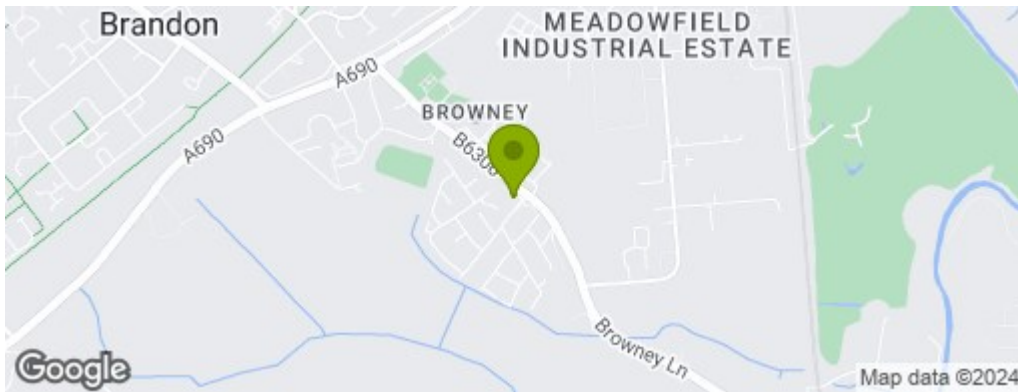
To the front of the property is a lawned garden and a double width driveway for off street parking, whilst to the rear is an enclosed south-westerly facing garden with lawn, planted borders, patio area and wooden shed.

Garage

With an up and over door, power and lighting, along with a door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - D

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