



## Church Vale

High Pitington DH6 1AH

Offers In The Region Of £250,000





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# Church Vale

High Pittington DH6 1AH



- No onward chain
- Quality fixtures and fittings
- Two with stylish ensuite shower rooms

- Newly constructed and deceptively spacious
- EPC RATING - B
- Stunning kitchen with granite worktops and appliances

- Finished to a high standard
- Four well proportioned bedrooms
- Overlooking a playing field making it ideal for families with children

Welcome to this stunning newly constructed detached house in the sought-after village of High Pittington, which is available for sale with no chain involved. Finished to a high standard with quality fixtures and fittings throughout, it is perfect for those looking for a touch of luxury in their home.

As you step inside, you are greeted by a welcoming hallway with bespoke staircase and cloakroom/WC, the comprehensively fitted kitchen with granite worktops and appliances and a spacious reception room, ideal for entertaining guests or simply relaxing with your family. With four well proportioned bedrooms over two floors, including two with ensuite shower rooms, as well as a luxurious family bathroom, there is plenty of space for everyone to enjoy their own private sanctuary. One of the highlights of this property is its picturesque location overlooking a playing field with playground, making it perfect for family buyers.

If you are looking for a modern and stylish home in a desirable village setting, this property ticks all the boxes. Don't miss out on the opportunity to make this house your dream home!

## GROUND FLOOR

### Hall

Welcoming entrance hallway with bespoke oak and glass staircase to the first floor, a radiator and a utility/storage cupboard which has plumbing for a washing machine.

### Cloakroom/WC

5'8" x 3'3" (1.74 x 1.00)

Comprising of a WC, hand wash basin, recessed spotlighting, radiator, extractor fan and UPVC double glazed opaque window to the front.

### Kitchen

12'5" x 11'5" (3.81 x 3.49)

Fitted with a comprehensive range of quality units having granite work surfaces incorporating a stainless steel sink unit with mixer tap, a built in oven and hob with extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include a UPVC double glazed window to the front, recessed spotlighting and a radiator.

### Living Room

18'9" x 13'6" (5.74 x 4.13)

A spacious reception room with two UPVC double glazed windows, UPVC double glazed french doors opening to the garden and two radiators.

## FIRST FLOOR

### Landing

With a continuation of the bespoke staircase leading to the second floor, a UPVC double glazed window to the side, recessed spotlighting and radiator.

### Bedroom Two

12'5" x 11'10" (3.80 x 3.61)

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

### Ensuite

7'4" x 2'6" (2.25 x 0.77)

Stylish newly fitted shower room comprising of a cubicle with electric shower, a hand wash basin to a vanity unit and WC. Having tiled splashbacks, recessed spotlighting, extractor fan and heated towel rail.

### Bedroom Three

13'6" x 11'10" (4.12 x 3.61)

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

### Bedroom Four

10'2" x 6'7" (3.11 x 2.03)

Further well proportioned bedroom with UPVC double glazed window to the rear, TV point and radiator

### Family Bathroom

6'11" x 5'8" (2.13 x 1.74)

Luxurious newly fitted bathroom comprising of a panelled bath with mains fed shower over, a hand wash basin and WC set to a vanity unit. Having tiled splashbacks, recessed spotlighting, extractor fan, heated towel rail and UPVC double glazed opaque window to the front.

## SECOND FLOOR

### Landing

With a UPVC double glazed window to the side and radiator.

### Master Bedroom

15'6" x 13'11" (4.74 x 4.26)

An impressive master bedroom suite with UPVC double glazed window, two further velux windows, storage cupboard, further eaves storage, TV point and radiator.

### Ensuite

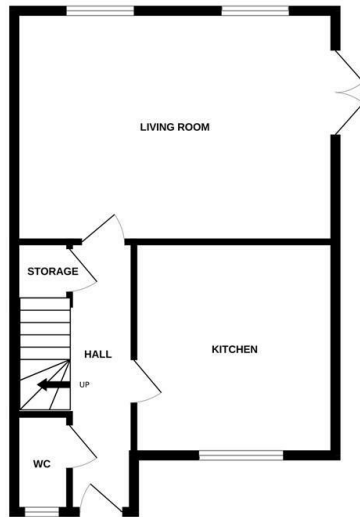
10'5" x 4'3" (3.20 x 1.30)

Newly fitted with a cubicle having mains fed shower, a hand wash basin and WC. Having tiled splashbacks, recessed spotlighting, extractor fan and heated towel rail.

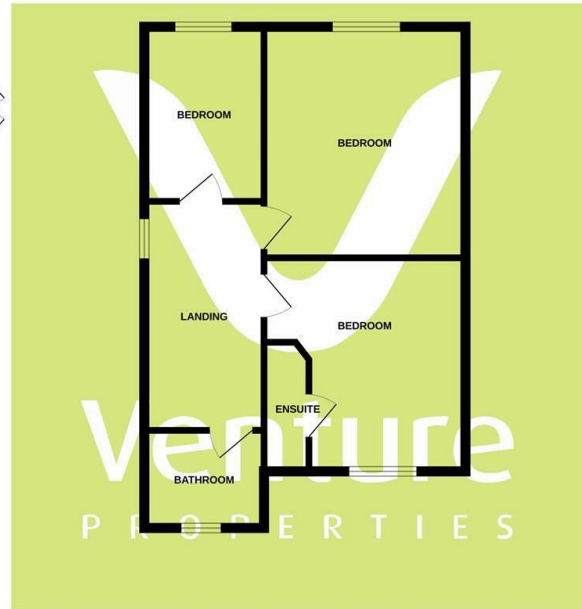
## EXTERNAL

The property enjoys a corner plot with double driveway to the front, whilst to the rear is an enclosed garden extending out to the side. Having a patio area, lawn and useful storage shed. The property backs on to a playing field and playground, making it ideal for families with children.

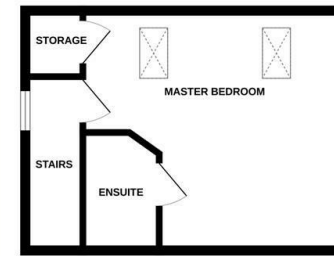
GROUND FLOOR



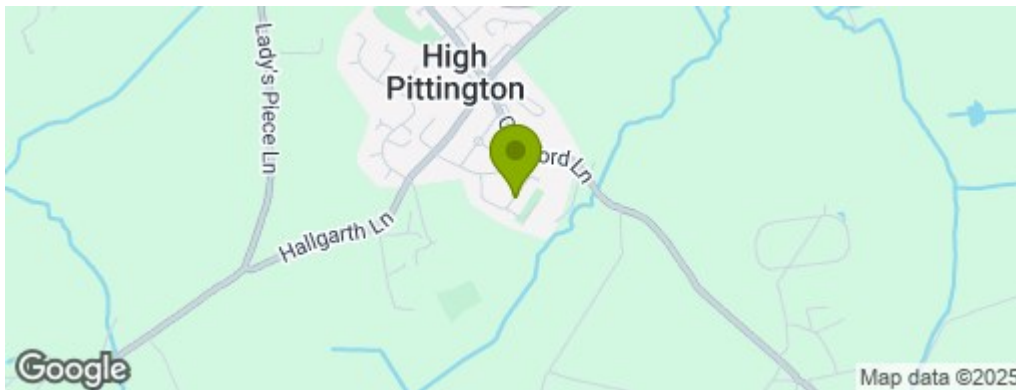
FIRST FLOOR



SECOND FLOOR



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

Tenure: TBC

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed TBC Mbps. Highest available upload speed TBC Mbps.

Mobile Signal/covrage: Likely with TBC. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: TBC (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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