



Priors Grange

High Pitington DH6 1DF

Offers In The Region Of £349,950





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.



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.

Priors Grange

High Pittington DH6 1DF



- Extended and much improved
- EPC RATING - C
- Large private garden

- Fantastic open plan living area to the rear of the home
- Beautiful kitchen and separate utility room
- Sought after estate

- Stunning garden room extension
- Four generously proportioned bedrooms
- Perfect family home

Venture Properties are delighted to offer for sale this extended and much improved detached family home situated in the highly regarded location of Priors Grange. Enjoying a position on the edge of the estate with a large private garden, the property has many appealing features and must be viewed to be appreciated.

This spacious floor plan comprises of an entrance lobby with cloakroom/WC, hallway with stairs leading to the first floor, living room with recently fitted fireplace, dining room with patio doors to the rear garden and a superb open plan kitchen, dining area and garden room which is sure to be the heart of the home and perfect for modern living. The kitchen has been refitted to a high standard with a host of integrated appliances and clever storage features, as well as a separate utility room. To the first floor, the generous master bedroom has an ensuite shower room and fitted wardrobes. There are two further large double bedrooms, one with a walk in wardrobe/cupboard, another well proportioned single bedroom, as well the family bathroom. Externally there is a garden to the front, a double driveway for off street parking, a garage and a lovely landscaped garden to the rear.

High Pittington has excellent access to Durham City and the A690 for commuting. It also has a highly regarded primary school and hotel with village pub.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Lobby

Entered via composite door. With tiled flooring, coving and internal doors to the WC and hall.

WC

With WC, hand wash basin, tiled flooring, radiator and opaque window to the front.

Hall

Having stairs leading to the first floor, an understairs cupboard, coving and radiator.

Living Room

17'10" x 12'0" (5.46 x 3.66)

A spacious reception room with UPVC double glazed windows to the front and side, a recently fitted feature fireplace housing a gas fire, coving and two radiators.

Dining Room

14'2" x 9'2" (4.34 x 2.80)

A further well proportioned reception room with UPVC double glazed patio doors opening to the rear garden, coving and radiator.

Open Plan Kitchen and Dining Area

20'8" x 18'10" max (6.32 x 5.75 max)

An impressive open plan kitchen and dining area which opens to the garden room extension creating a fantastic living space which is sure to be the heart of the home and is perfectly suited to modern living and entertaining.

The kitchen is comprehensively fitted with a quality range of wall and floor units, as well as larder units having quartz worktops incorporating a stainless steel sink unit with mixer tap, a Stoves range cooker oven with extractor over, an integrated fridge, freezer and dishwasher. Further features include a UPVC double glazed window to the rear, recessed spotlighting, a panel radiator and oak flooring.

Garden Room

An excellent addition to the property with a vaulted ceiling having two velux windows, full height glazing with two sets of sliding doors opening to the rear garden.

Utility Room

9'11" x 5'0" (3.04 x 1.54)

With a coordinating floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, plumbing for a washing machine, coving, oak flooring, wall mounted condensing boiler, internal door to the garage and UPVC double glazed window to the side.

FIRST FLOOR

Landing

Having access to the loft and coving.

Bedroom One

14'8" x 12'8" (4.48 x 3.87)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Ensuite

7'7" x 4'11" max (2.33 x 1.52 max)

Modern refitted ensuite comprising of a cubicle with mains fed shower, hand wash basin and WC. Having tiled splashbacks and flooring, recessed spotlighting, an extractor fan and UPVC double glazed opaque window to the rear.

Bedroom Two

17'8" x 9'11" (5.41 x 3.04)

Large double bedroom with a UPVC double glazed window to the rear, radiator and access to a second loft space.

There is also a large walk-in wardrobe/cupboard measuring 3.04 x 2.12 m, which is ideal for storage and has a velux window and radiator.

Bedroom Three

14'8" x 10'8" (4.48 x 3.27)

Spacious double bedroom with two UPVC double glazed windows to the front and a radiator.

Bedroom Four

9'6" x 8'9" (2.91 x 2.67)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom

8'5" x 7'1" (2.58 x 2.16)

Stylish refitted bathroom comprising of a panelled bath with electric shower over, hand wash basin and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail, an airing cupboard and a UPVC double glazed opaque window to the rear.

EXTERNAL

Externally the property is equally as impressive and enjoys a position on the outskirts of the estate with a wooded area to the rear, providing a good degree of privacy.

At the front of the property is a lawned garden and block paved driveway, whilst to the rear the garden extends out to the side and includes a lawned area, well stocked borders, a patio area, external power points and lighting.

Garage

18'2" x 10'0" (5.54 x 3.06)

Having an electric roller door, power and lighting and a door to the utility room.



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.
Made with Metropix ©2024



Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - E

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com